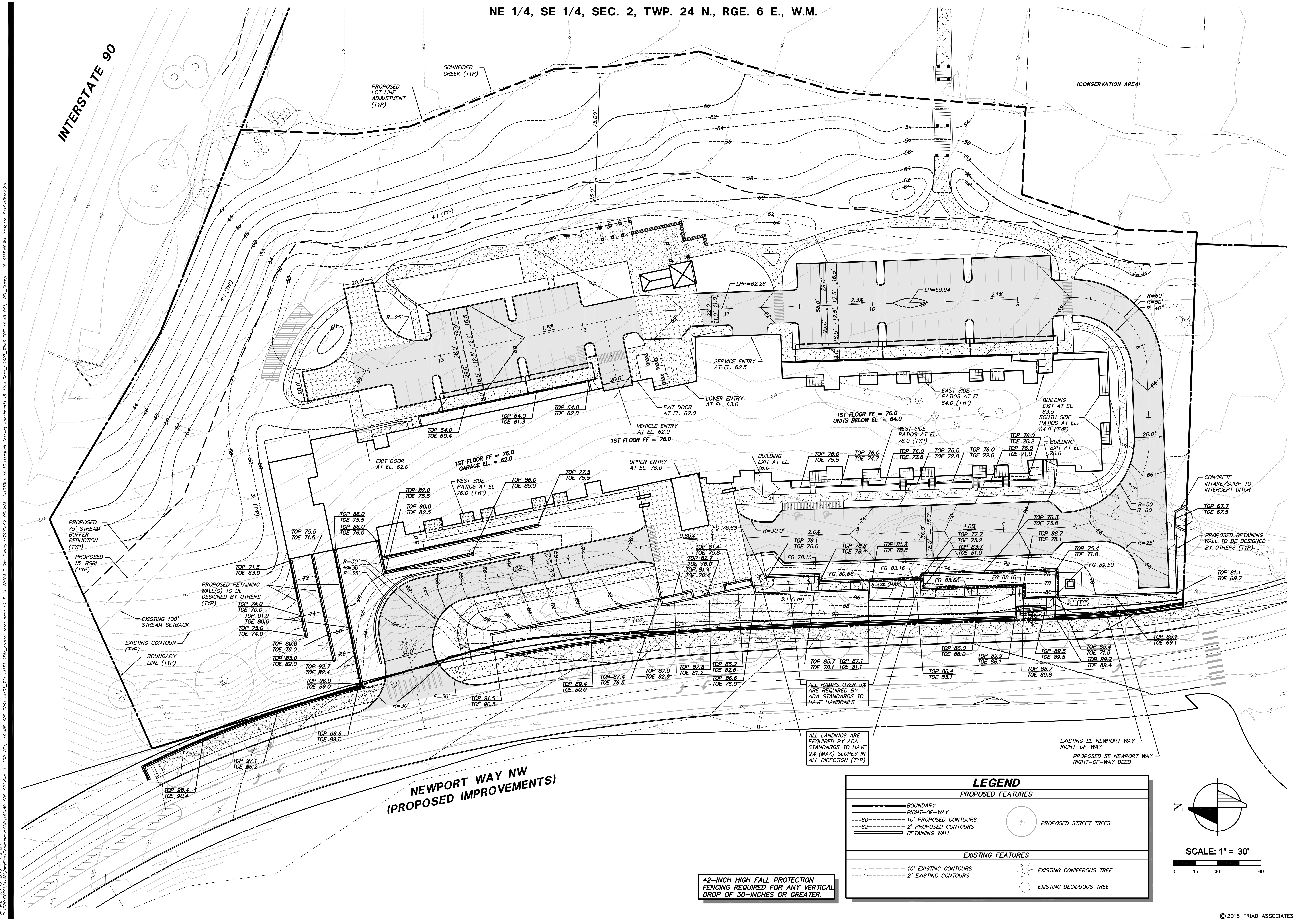

NE 1/4, SE 1/4, SEC. 2, TWP. 24 N., RGE. 6 E., W.M.
INTERSTATE 90
SCHNEIDER CREEK (TYP)
PROPOSED LOT LINE ADJUSTMENT (TYP)
(CONSERVATION AREA)
75.00'
15.0'
4:1 (TYP)
LHP=62.26
LP=59.94
2.3%
2.1%
1.8%
R=25'
R=60'
R=50'
R=40'
20.0'
SERVICE ENTRY AT EL. 62.5
LOWER ENTRY AT EL. 63.0
EXIT DOOR AT EL. 62.0
VEHICLE ENTRY AT EL. 62.0
1ST FLOOR FF = 76.0
1ST FLOOR FF = 76.0 GARAGE EL. = 62.0
1ST FLOOR FF = 76.0 UNITS BELOW EL. = 64.0
EAST SIDE PATIOS AT EL. 64.0 (TYP)
BUILDING EXIT AT EL. 63.5
SOUTH SIDE PATIOS AT EL. 64.0 (TYP)
BUILDING EXIT AT EL. 70.0
WEST SIDE PATIOS AT EL. 76.0 (TYP)
BUILDING EXIT AT EL. 76.0
UPPER ENTRY AT EL. 76.0
TOP 64.0 TOE 60.4
TOP 64.0 TOE 61.3
TOP 64.0 TOE 62.0
TOP 82.0 TOE 75.5
TOP 90.0 TOE 82.5
TOP 86.0 TOE 85.0
TOP 77.5 TOE 75.5
TOP 76.0 TOE 75.5
TOP 76.0 TOE 74.7
TOP 76.0 TOE 73.6
TOP 76.0 TOE 72.8
TOP 76.0 TOE 72.0
TOP 76.0 TOE 70.2
TOP 76.0 TOE 71.0
CONCRETE INTAKE/SUMP TO INTERCEPT DITCH
TOP 67.7 TOE 67.5
PROPOSED RETAINING WALL TO BE DESIGNED BY OTHERS (TYP)
R=50'
R=60'
R=25'
TOP 81.1 TOE 68.7
PROPOSED 75' STREAM BUFFER REDUCTION (TYP)
PROPOSED 15' BSBL (TYP)
EXISTING 100' STREAM SETBACK
EXISTING CONTOUR (TYP)
BOUNDARY LINE (TYP)
3:1 (TYP)
TOP 75.5 TOE 71.5
TOP 86.0 TOE 75.5
TOP 86.0 TOE 76.0
TOP 71.5 TOE 63.0
PROPOSED RETAINING WALL(S) TO BE DESIGNED BY OTHERS (TYP)
TOP 74.0 TOE 70.0
TOP 91.0 TOE 80.0
TOP 75.0 TOE 74.0
TOP 80.0 TOE 76.0
TOP 83.0 TOE 82.0
TOP 92.7 TOE 82.4
TOP 96.0 TOE 89.0
TOP 96.6 TOE 89.0
TOP 97.1 TOE 89.2
TOP 98.4 TOE 90.4
R=30'
R=30'
R=35'
34.0'
12%
0.85%
FG 75.63
R=30.0'
2.0%
4.0%
36.0'
18.0'
TOP 81.4 TOE 75.8
TOP 82.7 TOE 76.0
TOP 81.4 TOE 76.4
TOP 76.1 TOE 76.0
TOP 78.6 TOE 78.4
TOP 81.3 TOE 78.8
TOP 77.7 TOE 75.2
TOP 83.7 TOE 81.0
TOP 76.3 TOE 73.8
TOP 88.7 TOE 78.1
TOP 75.4 TOE 71.8
FG 78.16
FG 80.66
FG 83.16
FG 85.66
FG 88.16
FG 89.50
8.33% (MAX)
TOP 91.5 TOE 90.5
TOP 89.4 TOE 80.0
TOP 87.4 TOE 76.5
TOP 87.9 TOE 82.6
TOP 87.8 TOE 81.2
TOP 85.2 TOE 82.6
TOP 86.6 TOE 76.0
TOP 85.7 TOE 78.1
TOP 87.1 TOE 81.1
TOP 86.4 TOE 83.1
TOP 86.0 TOE 86.0
TOP 89.9 TOE 88.1
TOP 88.7 TOE 80.8
TOP 89.5 TOE 89.5
TOP 85.4 TOE 71.9
TOP 89.7 TOE 89.4
TOP 85.1 TOE 69.1
ALL RAMPS OVER 5% ARE REQUIRED BY ADA STANDARDS TO HAVE HANDRAILS
ALL LANDINGS ARE REQUIRED BY ADA STANDARDS TO HAVE 2% (MAX) SLOPES IN ALL DIRECTION (TYP)
EXISTING SE NEWPORT WAY RIGHT-OF-WAY
PROPOSED SE NEWPORT WAY RIGHT-OF-WAY DEED
NEWPORT WAY NW (PROPOSED IMPROVEMENTS)
42-INCH HIGH FALL PROTECTION FENCING REQUIRED FOR ANY VERTICAL DROP OF 30-INCHES OR GREATER.
LEGEND
PROPOSED FEATURES
BOUNDARY
RIGHT-OF-WAY
10' PROPOSED CONTOURS
2' PROPOSED CONTOURS
RETAINING WALL
PROPOSED STREET TREES
EXISTING FEATURES
10' EXISTING CONTOURS
2' EXISTING CONTOURS
EXISTING CONIFEROUS TREE
EXISTING DECIDUOUS TREE
N
SCALE: 1" = 30'
0 15 30 60

triad
20300 Woodinville Snohomish Rd NE
Suite A • Woodinville, WA 98072
p: 425.415.2000 f: 425.486.5059
w: triadassociates.net

PRELIMINARY GRADING PLAN

THE WOLFF COMPANY

ISSAQUAH GATEWAY

SENIOR HOUSING

CITY OF ISSAQUAH, WASHINGTON

NO.	DATE	REVISION	BY	CK
1	1/15/16	SITE PLAN REVISIONS PER CITY COMMENT	BJW	REL

REVIEWED BY: DATE:

ROY E. LEWIS, JR., PE
PROJECT MANAGER
MARY H. MCDOWELL, PLS
PROJECT SURVEYOR
BEAU J. WILLERT, EIT
PROJECT ENGINEER
PROJECT LANDSCAPE ARCHITECT

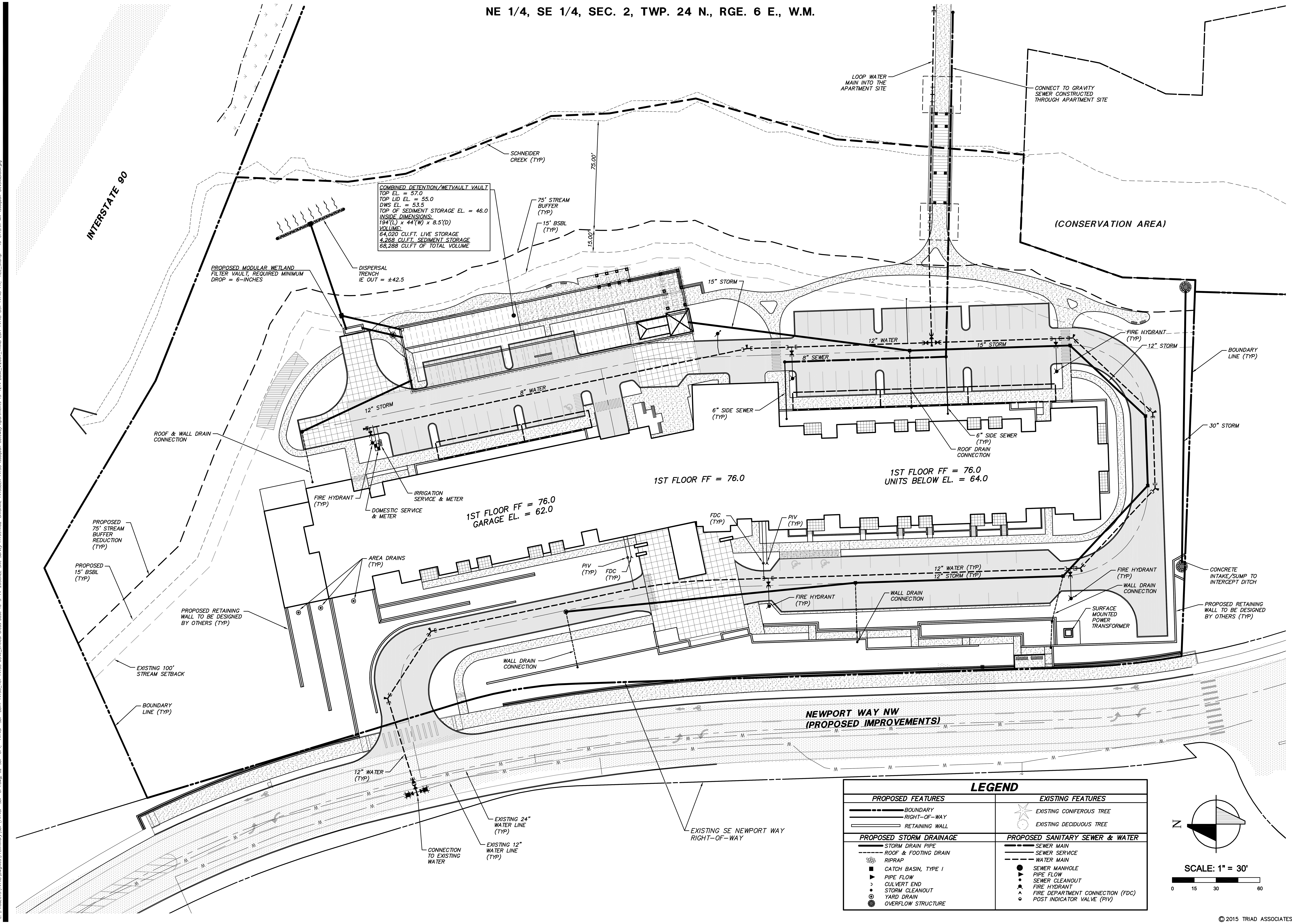
FIRST SUBMITTAL DATE:
SCALE: HORIZ.: 1"=30' VERT.: 1"=2'

ROY E. LEWIS, JR. STATE OF WASHINGTON 19918 REGISTERED PROFESSIONAL ENGINEER
1-15-16

STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER 14-148

SHEET NUMBER C4 OF 7


NE 1/4, SE 1/4, SEC. 2, TWP. 24 N., RGE. 6 E., W.M.
INTERSTATE 90
SCHNEIDER CREEK (TYP)
75.00'
15.00'
LOOP WATER MAIN INTO THE APARTMENT SITE
CONNECT TO GRAVITY SEWER CONSTRUCTED THROUGH APARTMENT SITE
(CONSERVATION AREA)
COMBINED DETENTION/WETVAULT VAULT
TOP EL. = 57.0
TOP LID EL. = 55.0
DWS EL. = 53.5
TOP OF SEDIMENT STORAGE EL. = 46.0
INSIDE DIMENSIONS:
194'(L) x 44'(W) x 8.5'(D)
VOLUME:
64,020 CU.FT. LIVE STORAGE
4,268 CU.FT. SEDIMENT STORAGE
68,288 CU.FT OF TOTAL VOLUME
75' STREAM BUFFER (TYP)
15' BSBL (TYP)
PROPOSED MODULAR WETLAND FILTER VAULT, REQUIRED MINIMUM DROP = 6-INCHES
DISPERSAL TRENCH IE OUT = ±42.5
15" STORM
12" WATER
15" STORM
8" SEWER
FIRE HYDRANT (TYP)
12" STORM
BOUNDARY LINE (TYP)
12" STORM
8" WATER
6" SIDE SEWER (TYP)
6" SIDE SEWER (TYP)
ROOF DRAIN CONNECTION
30" STORM
ROOF & WALL DRAIN CONNECTION
FIRE HYDRANT (TYP)
IRRIGATION SERVICE & METER
DOMESTIC SERVICE & METER
1ST FLOOR FF = 76.0
1ST FLOOR FF = 76.0 UNITS BELOW EL. = 64.0
1ST FLOOR FF = 76.0 GARAGE EL. = 62.0
PROPOSED 75' STREAM BUFFER REDUCTION (TYP)
PROPOSED 15' BSBL (TYP)
AREA DRAINS (TYP)
FDC (TYP)
PIV (TYP)
PIV (TYP)
FDC (TYP)
12" WATER (TYP)
12" STORM (TYP)
FIRE HYDRANT (TYP)
WALL DRAIN CONNECTION
CONCRETE INTAKE/SUMP TO INTERCEPT DITCH
FIRE HYDRANT (TYP)
WALL DRAIN CONNECTION
SURFACE MOUNTED POWER TRANSFORMER
PROPOSED RETAINING WALL TO BE DESIGNED BY OTHERS (TYP)
PROPOSED RETAINING WALL TO BE DESIGNED BY OTHERS (TYP)
WALL DRAIN CONNECTION
EXISTING 100' STREAM SETBACK
BOUNDARY LINE (TYP)
NEWPORT WAY NW (PROPOSED IMPROVEMENTS)
12" WATER (TYP)
CONNECTION TO EXISTING WATER
EXISTING 24" WATER LINE (TYP)
EXISTING 12" WATER LINE (TYP)
EXISTING SE NEWPORT WAY RIGHT-OF-WAY
LEGEND
PROPOSED FEATURES
BOUNDARY
RIGHT-OF-WAY
RETAINING WALL
EXISTING FEATURES
EXISTING CONIFEROUS TREE
EXISTING DECIDUOUS TREE
PROPOSED STORM DRAINAGE
STORM DRAIN PIPE
ROOF & FOOTING DRAIN
RIPRAP
CATCH BASIN, TYPE I
PIPE FLOW
CULVERT END
STORM CLEANOUT
YARD DRAIN
OVERFLOW STRUCTURE
PROPOSED SANITARY SEWER & WATER
SEWER MAIN
SEWER SERVICE
WATER MAIN
SEWER MANHOLE
PIPE FLOW
SEWER CLEANOUT
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION (FDC)
POST INDICATOR VALVE (PIV)
N
SCALE: 1" = 30'
0 15 30 60

bwillert, Jan 15, 2016 – 9:47am

triad

20300 Woodinville Snohomish Rd NE
Suite A • Woodinville, WA 98072
p: 425.415.2000 f: 425.486.5059
w: triadassociates.net

PRELIMINARY UTILITY PLAN

THE WOLFF COMPANY

ISSAQUAH GATEWAY

SENIOR HOUSING

CITY OF ISSAQUAH, WASHINGTON

REVIEWED BY: DATE:

NO.	DATE	REVISION	BY	CK
1	1/15/16	SITE PLAN REVISIONS PER CITY COMMENT	BJW	REL

ROY E. LEWIS, JR., PE
PROJECT MANAGER

MARY H. MCDOWELL, PLS
PROJECT SURVEYOR

BEAU J. WILLERT, EIT
PROJECT ENGINEER

PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE:
SCALE: HORIZ.: 1"=30' VERT.: 1"=2'

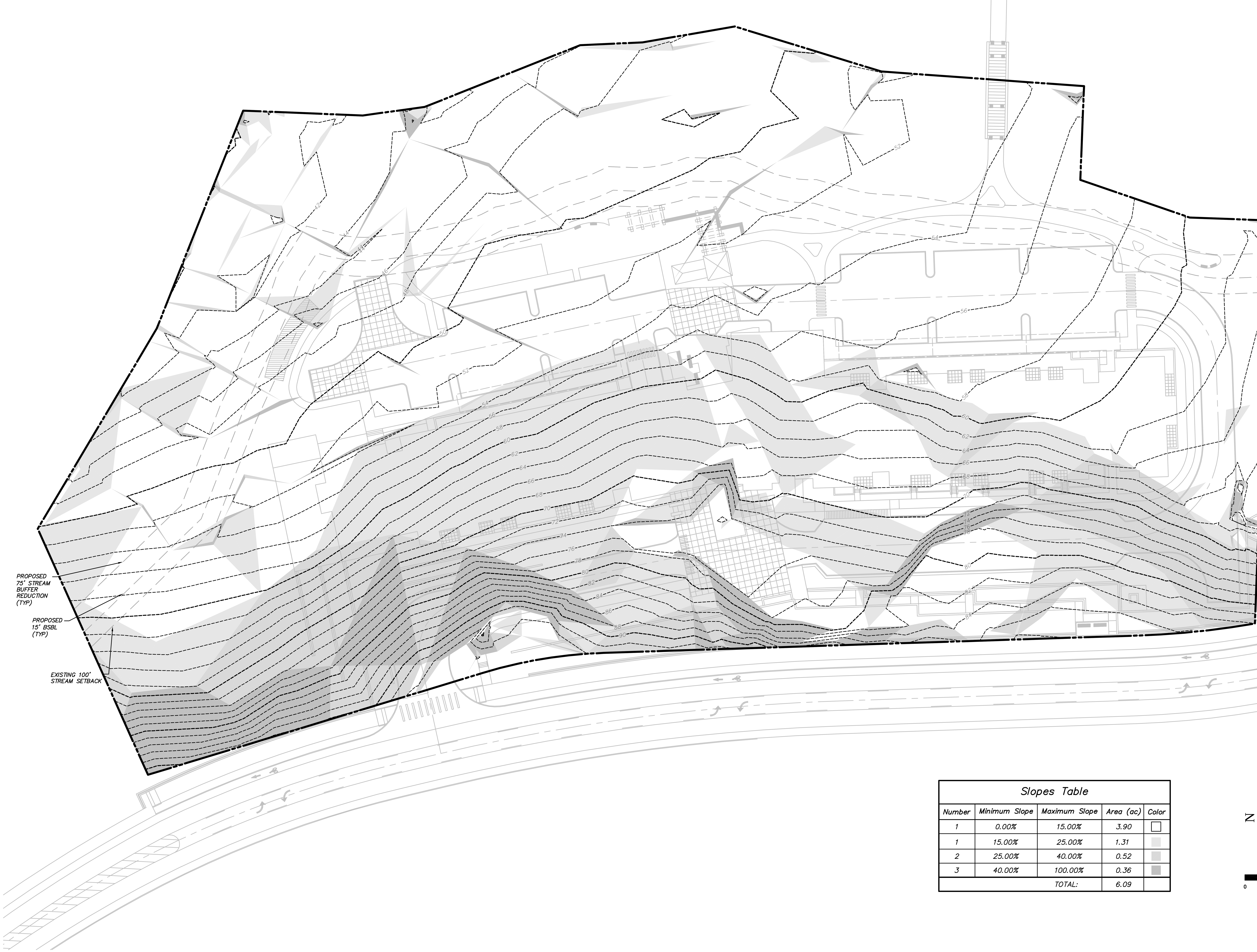
ROY E. LEWIS, JR. STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER
1-15-16

STAMP NOT VALID UNLESS SIGNED AND DATED

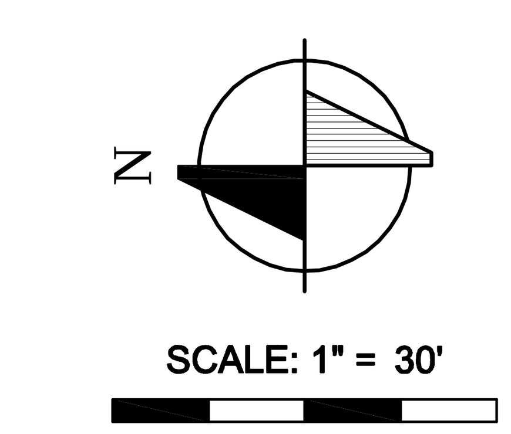
JOB NUMBER 14-148

SHEET NUMBER C5 OF 7

NE 1/4, SE 1/4, SEC. 2, TWP. 24 N., RGE. 6 E., W.M.



Slopes Table				
Number	Minimum Slope	Maximum Slope	Area (ac)	Color
1	0.00%	15.00%	3.90	
1	15.00%	25.00%	1.31	
2	25.00%	40.00%	0.52	
3	40.00%	100.00%	0.36	
		TOTAL:	6.09	



bwillert, Jan 15, 2016 – 10:33am
E:\PROJECTS\14148\Dwgfiles\Preliminary\SDP\14148P-SDP-SL1.dwg, 03-SDP-SL1, 14133_T01 14133 14148P-SDP-BDR1 634c_critical areas base 10-3-14-20SCALE Site Survey 11799TA02-ORIGINAL 14133BLA 14133 Issaquah Gateway Apartments 15-1214 Base_v.2007_TRIAD EDIT 14148-BS1, REL_Stamp – 16-0115.tif WA-Issaquah-DevSvsBlack.jpg

triad
20300 Woodinville Snohomish Rd NE
Suite A • Woodinville, WA 98072
p: 425.415.2000 f: 425.486.5059
w: triadassociates.net

PRELIMINARY
EXISTING SLOPE ANALYSIS EXHIBIT

THE WOLFF COMPANY

ISSAQUAH GATEWAY

SENIOR HOUSING

CITY OF ISSAQUAH, WASHINGTON

REVIEWED BY: DATE:

NO.	DATE	REVISION	BY	CK
1	1/15/16	SITE PLAN REVISIONS PER CITY COMMENT	BJW	REL

ROY E. LEWIS, JR., PE
PROJECT MANAGER

MARY H. MCDOWELL, PLS
PROJECT SURVEYOR

BEAU J. WILLERT, EIT
PROJECT ENGINEER

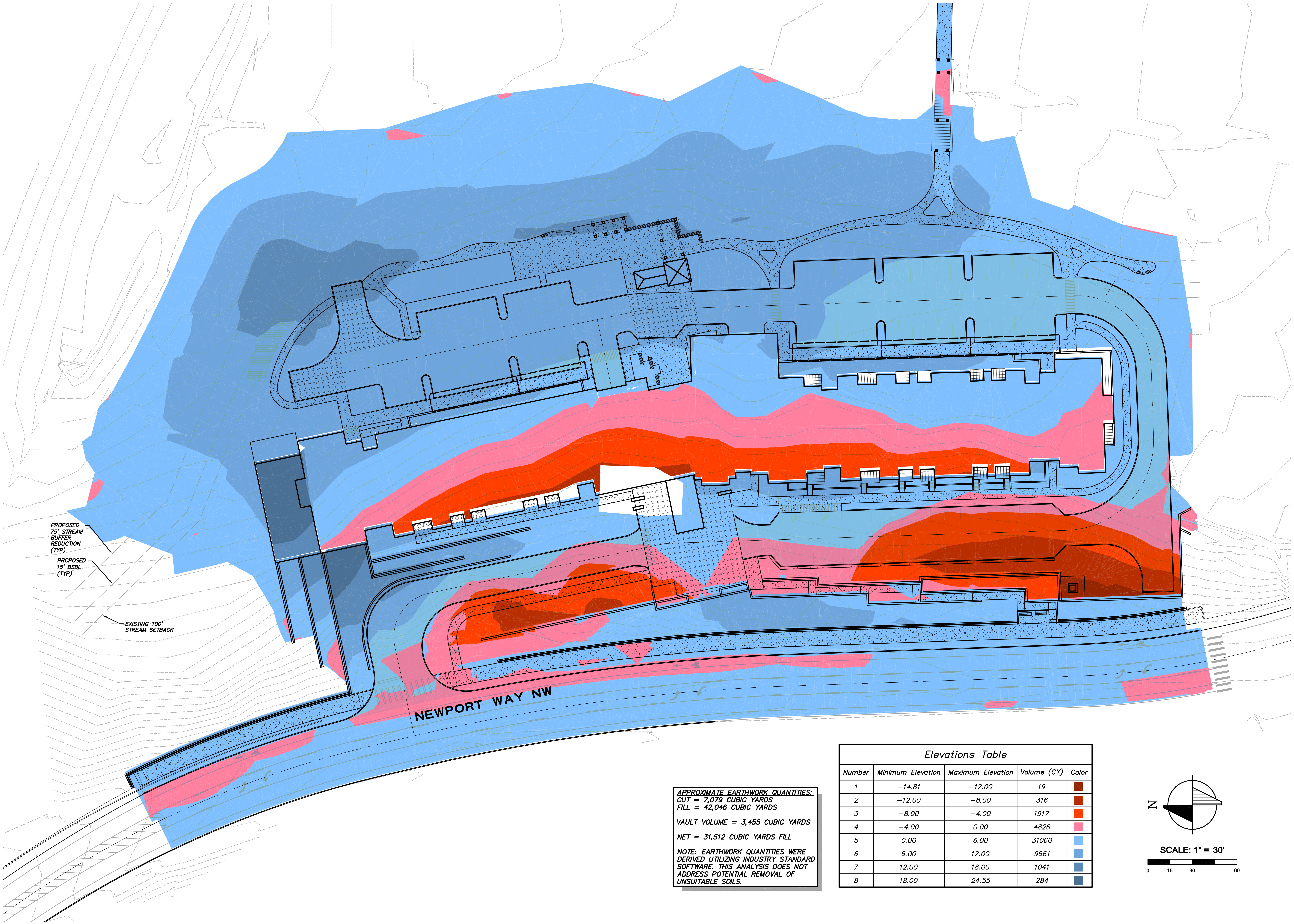
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE:
SCALE: HORIZ.: 1"=30' VERT.: 1"=2'

ROY E. LEWIS, JR. STATE OF WASHINGTON 19918 REGISTERED PROFESSIONAL ENGINEER
1-15-16

STAMP NOT VALID
UNLESS SIGNED AND DATED

JOB NUMBER 14-148

SHEET NUMBER C6 OF 7



APPROXIMATE EARTHWORK QUANTITIES:
CUT = 7,079 CUBIC YARDS
FILL = 42,046 CUBIC YARDS

VAULT VOLUME = 3,455 CUBIC YARDS

NET = 31,512 CUBIC YARDS FILL

NOTE: EARTHWORK QUANTITIES WERE DERIVED UTILIZING INDUSTRY STANDARD SOFTWARE. THIS ANALYSIS DOES NOT ADDRESS POTENTIAL REMOVAL OF UNSUITABLE SOILS.

Elevations Table

Number	Minimum Elevation	Maximum Elevation	Volume (CY)	Color
1	−14.81	−12.00	19	
2	−12.00	−8.00	316	
3	−8.00	−4.00	1917	
4	−4.00	0.00	4826	
5	0.00	6.00	31060	
6	6.00	12.00	9661	
7	12.00	18.00	1041	
8	18.00	24.55	284	

triad
20300 Woodinville Snohomish Rd NE
Suite A • Woodinville, WA 98072
p: 425.415.2000 f: 425.486.5059
w: triadassociates.net

PRELIMINARY
APPROXIMATE CUT/FILL EXHIBIT

ISSAQUAH GATEWAY
SENIOR HOUSING
THE WOLFF COMPANY
CITY OF ISSAQUAH, WASHINGTON

REVIEWED BY: DATE:

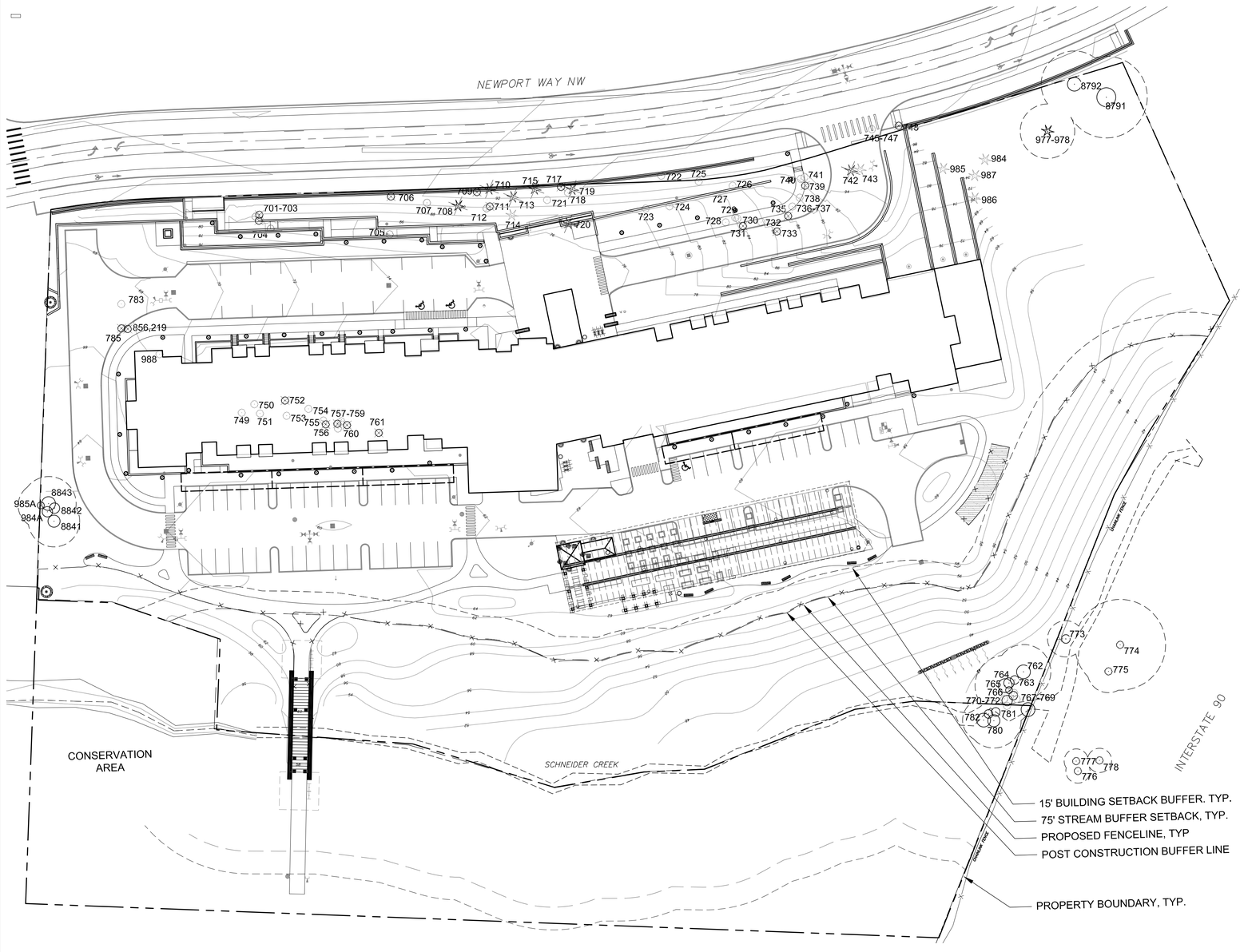
NO.	DATE	REVISION	BY	CK
1	1/15/16	SITE PLAN REVISIONS PER CITY COMMENT	BJW	REL

ROY E. LEWIS, JR., PE
PROJECT MANAGER
MARY MCDOWELL, PLS
PROJECT SURVEYOR
ROY E. LEWIS, JR., PE
PROJECT ENGINEER
PROJECT LANDSCAPE ARCHITECT
FIRST SUBMITTAL DATE: 4–17–15
SCALE: HORIZ.: 1"=30' VERT.:

ROY E. LEWIS, JR. STATE OF WASHINGTON 19918 REGISTERED PROFESSIONAL ENGINEER
1-15-16
STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER 14-148
SHEET NUMBER C7 OF 7

bwillert, Jan 15, 2016 – 11:20am
E:\PROJECTS\14148\Dwgfiles\Preliminary\SDP\14148P-SDP-EW1.dwg, EW poster 1 of 1, 14133_T01 14133 634c_critical areas base 10-3-14-20SCALE Site Survey 11799TA02-ORIGINAL 14133BLA 14133 Issaquah Gateway Apartments 15-1214 Base_v.2007_TRIAD EDIT 14148-BS1, REL_Stamp – 16-0115.tif WA-Issaquah-DevSvsBlack.jpg



1 TREE PRESERVATION PLAN
SCALE: 1"=40'-0"

SCALE: 1"=40'-0"

LEGEND

VIABLE TREES TO BE REMOVED

NON-VIABLE TREES TO BE REMOVED

VIABLE TREES TO REMAIN AND PROTECT IN PLACE

NOTE: SEE ARBORIST REPORT FOR FULL TREE PRESERVATION PLAN INCLUDING TREE PROTECTION FENCING, ASSUMPTIONS, AND METHODOLOGY

Discussion, Calculation and Conclusion:

The site interior has long been cleared of trees and replaced with pasture. Currently there are perimeter trees located along Newport Way NW. Many of these trees have been struck by cars, or topped by utilities and are not viable. Furthermore, the site drops from the street to the east substantially; required roadway improvements and street access to the site will result in significant grading to occur and most of the trees along the western perimeter will need to be removed.

There is a grove of trees located on the south side of the site that can be preserved, as well as a second grove located in the wetland area – if there is not any grading in the area these trees can be retained.

Per CIDDS 10.10 required tree density, 4 significant trees/5000 sq. ft.; the site has 182,512 developable sq. ft.; or a total of 146 trees. Twenty one (21) trees are proposed to be retained; therefore 125 new trees must be provided.

TREE DENSITY REQUIREMENT (CIDDS 10.10)	
Total number of Significant trees	79
Total number of Landmark trees	11
Total number of Onsite trees	90
Required Tree Density	4 trees/5000 sq. ft.
Total number of developable area	182,512
Total number of required tree density	146
Total number of healthy retained trees	21
Mitigation	**125**

Per CIDDS 10.13 (A) 1.a. Tree Retention Requirement for proposed project development, the site must retain 25% of the significant trees.

TREE COUNT TOTAL SUMMARY FOR RETENTION (CIDDS 10.13)	
TOTAL Significant Tree Caliper	1444 INCHES
Required Tree Retention	361 INCHES
Total Significant Tree Caliper Retained	315 INCHES
Percent Significant Tree Caliper Required	25%
Actual percent retained	**21%**
Mitigation	46

Species ID: Spreadsheet contains common names of trees which correspond to scientific names as follows:

- Apple: *Malus sp.*
- American sycamore: *Plantanus occidentalis*
- Austrian pine: *Pinus nigra*
- Bigleaf maple: *Acer macrophyllum*
- Birch: *Betula nigra*
- Bitter Cherry: *Prunus emarginata*
- Blue atlas cedar: *Cedrus atlantica 'Glauca'*
- Cedar: *Thuja plicata*
- Cherry: *Prunus sp.*
- Dawn redwood: *Chamaecyparis nootkatensis*
- Deodora cedar: *Cedrus deodara*
- Colorado blue spruce: *Picea pungens*
- Cottonwood: *Populus trichocarpa*
- Dogwood: *Cornus nuttallii*
- Douglas fir: *Pseudotsuga menziesii*
- English laurel: *Prunus laurocerasus*
- Filbert: *Corylus avellana var.*
- Grand fir: *Abies grandis*
- Hemlock: *Tsuga hetrophylla*
- Holly: *Ilex aquifolium*
- Japanese maple: *Acer palmatum*
- Leylandii cypress: *Cupressocyparis leylandii*
- Lodgepole pine: *Pinus contorta*
- Mountain ash: *Sorbus americana*
- Mountain hemlock: *Tsuga mertensiana*
- Pear: *Pyrus sp.*
- Plum: *Prunus*
- Red Alder: *Alnus rubra*
- Red maple: *Acer rubrum*
- Walnut: *Juglans sp.*
- Western red cedar: *Thuja plicata*
- Weeping Alaska cedar: *Metasequoia glyptostrobides*
- White pine: *Pinus strobus*

Abbreviated legend – see report for greater detail
#1: Graph number
#2: Filed tag unique to each tree
#3: Tree species
#4: Trunk diameter measured 4.5 above ground
#5: Adjusted DBH is the measure of trunk totals or a multiple of the tree diameter (.5 in some municipalities for cottonwood or alder)
#6: Measure of branch length
#7: Current health rated Excellent, Good, OK, Fair, Poor or Dead
#8: More specific health observations about the tree
#9: Proposed action as a consequence tree health and location - viability: the determination that a specific significant tree is in good health with a low risk of failure due to structural defects, is relatively wind firm if isolated or as part of a grove.

#10: Critical root zone/ Tree protection zone/Limits of disturbance in each direction
#11: Measure of tree "value" may be determined by municipality formula or a direct measure of the trunk diameter to determine significance
#12: Any coce reference

ORIGINAL SHEET SIZE: 34"X22"

VIA Architecture | www.via-architecture.com
1809 7th Avenue Ste. 800 Seattle WA 98101
tel 206 284 5624 fax 206 624 5624

CONSULTANT
communita atelier ps
1402 3rd Ave Suite 1000
Seattle WA 98101
(206)327-9056

PROJECT
ISSAQUAH SENIOR SITE
NEWPORT WAY NW, ISSAQUAH, WA 98027
76314

OWNER
THE WOLFF COMPANY

PROFESSIONAL SEAL

DESIGN TEAM: LF, NH
PRINCIPAL: LF
PROJECT MANAGER: NH
PROJECT ARCHITECT: JB, DO
DRAWN BY: BG, MK
CHECKED BY: NH

DRAWING SET DESCRIPTION
SITE DEVELOPMENT PERMIT

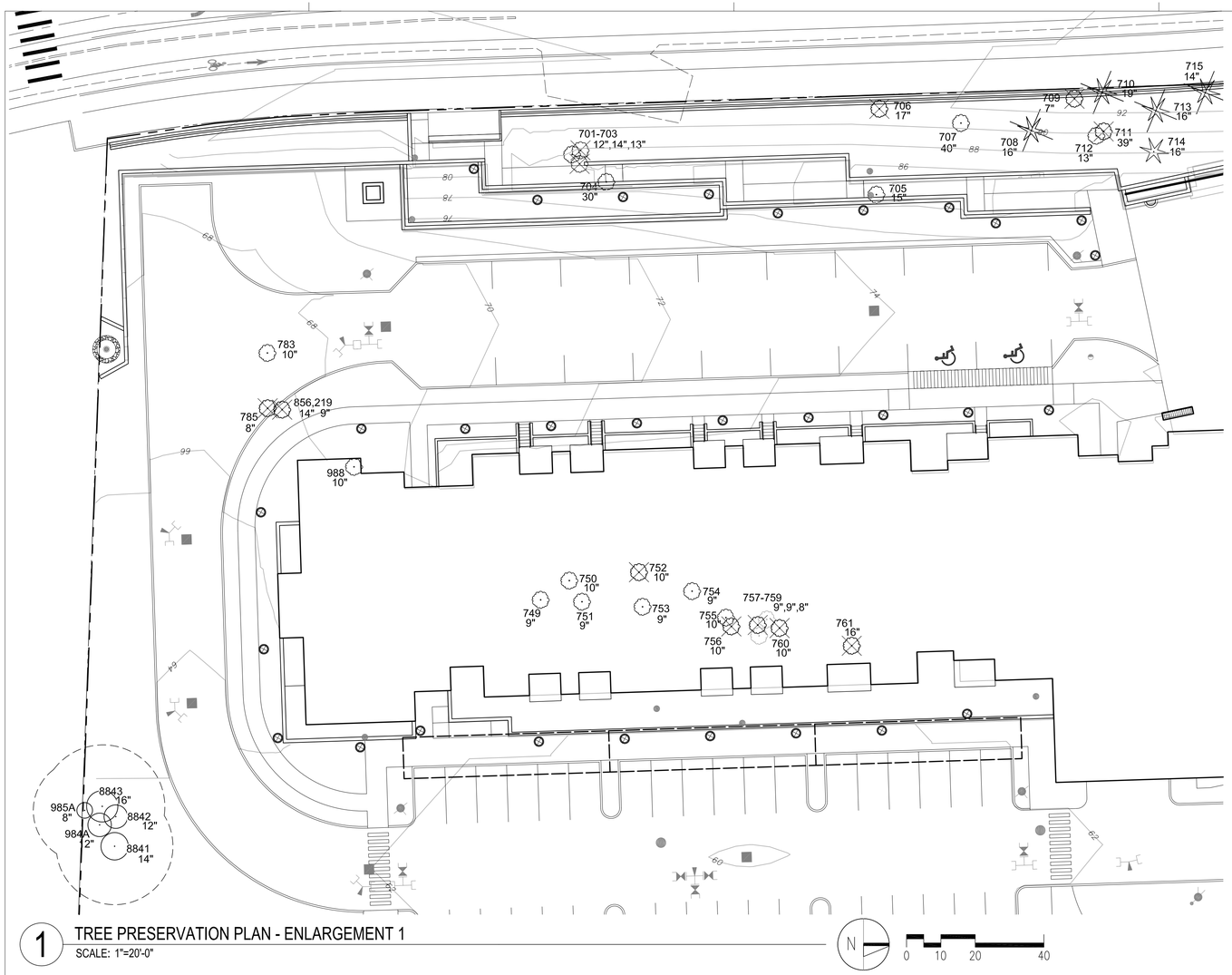
REVISIONS

No.	DATE	DESCRIPTION
01	01/15/2016	

SHEET TITLE
OVERALL TREE PRESERVATION PLAN

SHEET NUMBER
L1.01

ISSUE DATE
10/27/2015



1 TREE PRESERVATION PLAN - ENLARGEMENT 1

SCALE: 1"=20'-0"

N

0 10 20 40

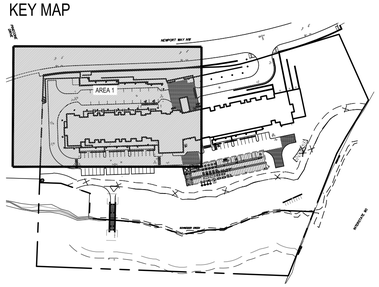
LEGEND

VIABLE TREES TO BE REMOVED

NON-VIABLE TREES TO BE REMOVED

VIABLE TREES TO REMAIN AND PROTECT IN PLACE

KEY MAP



#	Tree Tag #	Species ID	DBH inches	Adj. DBH inches	Drip-line Radius feet	Health	Defects/Comments	Proposed Action			CRZ/TPZ/LOD Radius in feet				Tree credits	Value
								Viable	Non- viable	Remove	N	W	E	S		
1	701	Bigleaf maple	12	12	14	Fair	Typical of species, dead wood, broken branch's, twisted scaffold @ 12'previous top loss		1		14	14	14	14	12	S
2	702	Bigleaf maple	14	14	14	OK	Typical of species, dead wood, dead scaffold			1	14	14	14	14	14	S
3	703	Bigleaf maple	13	13	14	OK	Typical of species, poor pruning with decay			1	14	14	14	14	13	S
4	**704**	**Bigleaf maple**	**30**	**30**	**14**	**Poor**	**Co-dominant leaders with included bark @ 6' with decay, plt, dead wood, dead scaffold shedding bark, carpenter ants, pileated woodpecker**		**1**		**14**	**14**	**14**	**14**	**30**	**L**
5	705	Cottonwood	9/12	15	10	Poor	co-dominant leaders with included bark@rc X 2, typical of species sapsucker, 9" dead		1		10	10	10	10	15	S
6	706	Hawthorne	4/6/6/ 4/4/7/ 3/4/5/	17	12	OK	Typical of species, dead wood, broken branch's			1	12	12	12	12	17	S
7	**707**	**Lombard Poplar**	**40**	**40**	**0**	**Poor**	**Topped @ 12' slime mold**		**1**		**0**	**0**	**0**	**0**	**40**	**L**
8	708	Deodora cedar	16	16	14	Good	Typical of species, exposed roots, some broken branch's			1	14	14	14	14	16	S
9	709	Madrona	7	7	12	OK	Lean to East, typical of species, blight, sapsucker			1	12	12	12	12	7	S
10	710	Deodora cedar	19	19	14	Good	broken branch's, typical of species, galls exposed roots			1	14	14	14	14	19	S
11	**711**	**Cottonwood**	**39**	**39**	**16**	**Fair**	**Typical of species, co-dominant leaders with included bark @ 10', decay, dead wood, broken scaffolds**			**1**	**16**	**16**	**16**	**16**	**39**	**L**
12	712	Bigleaf maple	6/8/9	13	10	Good	co-dominant leaders with included bark @ root crown X 3, Typical of species, column of decay @ root crown to 5'		1		10	10	10	10	13	S
13	713	Douglas fir	16	16	14	Poor	Armillaria root rot, sap wounds			1	14	14	14	14	16	S
14	714	Deodora cedar	16	16	10	Fair	Torque crack @ 3-9' with decay		1		10	10	10	10	16	S
15	715	Deodora cedar	14	14	10	Good	Typical of species, asymmetric canopy to west			1	10	10	10	10	14	S
43	749	Red alder	9	9	10	Fair	previous top loss, WOUND @ 10' healed, self-corrected lean to east, wound @ root crown with decay		1		10	10	10	10	9	S
44	750	Red alder	10	10	12	Fair	Lean to west, previous top loss with decay @12', moss and lichen		1		12	12	12	12	10	S
45	751	Red alder	9	9	14	Poor	Lean to east, typical of species, broken branch's, column of decay @ root crown - 15'		1		14	14	14	14	9	S
46	752	Red alder	10	10	14	OK	Typical of species, exposed roots, asymmetric canopy to west, dead wood			1	14	14	14	14	10	S
47	753	Red alder	9	9	16	Poor	Non self-corrected lean to east, column of decay @ root crown to 15', decay		1		16	16	16	16	9	S
48	754	Red alder	9	9	12	Fair	Column of decay on west side, self-corrected lean to west, moss and lichen, exposed roots		1		12	12	12	12	9	S
49	755	Red alder	10	10	16	Poor	Column of decay on south, broken branch's, dead wood, crack @ root crown to 6' SE, moss and lichen		1		16	16	16	16	10	S
50	756	Red alder	10	10	12	OK	Lean to east, typical of species, asymmetric canopy to east exposed roots			1	12	12	12	12	10	S
51	757	Red alder	9	9	12	OK	Lean to west, slight self-corrected lean, moss and lichen typical of species			1	12	12	12	12	9	S
52	758	Red alder	9	9	13	Poor	moss and lichen, abnormal bark, previous girdled wire, large column of decay wound with decay 6-13'		1		13	13	13	13	9	S
53	759	Red alder	8	8	10	Fair	Typical of species, previous top loss @ 25', suppressed canopy, asymmetric canopy to NE, wound @ 6'		1		10	10	10	10	8	S
54	760	Red alder	10	10	16	OK	Typical of species, previous top loss @ 12' with decay, column of decay to south, column of decay to north			1	16	16	16	16	10	S
55	761	Red alder	16	16	16	OK	Typical of species, column of decay on west side 4-12'			1	16	16	16	16	16	S
70	783	Red alder	10	10	16	Fair	Exposed roots, lean to west, galls on trunk, vertical cracks on east, column of decay on east asymmetric canopy to west, moss and lichen, broken branch's, cavity of decay @ 5'		1		16	16	16	16	10	S
71	784	Red alder	9	9	12	Fair	Column of decay with crack @ root crown to 5' east, wound with decay, low live crown ratio		1		12	12	12	12	9	S
72	785	Red alder	8	8	10	OK	Typical of species, asymmetric canopy to east, moss and lichen			1	10	10	10	10	8	S
73	219	Red alder	9	9	13	OK	Lean to east, asymmetric canopy to east, previous top loss, broken branch's, moss and lichen			1	13	13	13	13	9	S
74	856	Red alder	10/10	14	16	OK	moss and lichen, asymmetric canopy to NE, dead wood, broken branch's, typical of species, co-dominant leaders with included bark			1	16	16	16	16	14	S
75	988	Red alder	8/5/3	10	0	Poor	Co-dominant leaders with included bark X2 @ root crown, mostly dead		1		0	0	0	0	10	S
86	984A	Red alder	12	12	14	Good	Typical of species, vertical crack to west			1	14	14	14	14	12	S
87	985A	Red alder	8	8	15	Good	Typical of species	1			15	15	15	15	8	S
82	8843	Red alder	16	16	18	Good	Typical of species	1			18	18	18	18	16	S
83	8842	Red alder	12	12	12	OK	Vertical crack to west, typical of species, poor pruning with decay@ 6' to north	1			12	12	12	12	12	S
84	8841	Red alder	14	14	17	Good	Typical of species	1			17	17	17	17	14	S

VIA Architecture | www.via-architecture.com
1809 7th Avenue Ste. 800 Seattle WA 98101
tel 206 284 5624 fax 206 624 5624

CONSULTANT
communita atelier ps
1402 3rd Ave Suite 1000
Seattle WA 98101
(206)327-9056

PROJECT
ISSAQUAH SENIOR SITE

NEWPORT WAY NW, ISSAQUAH, WA 98027

76314

OWNER
THE WOLFF COMPANY

PROFESSIONAL SEAL

DESIGN TEAM:
LF, NH
PRINCIPAL
LF
PROJECT MANAGER
NH
PROJECT ARCHITECT
JB, DO
DRAWN BY
BG, MK
CHECKED BY
NH

DRAWING SET DESCRIPTION
SITE DEVELOPMENT PERMIT

REVISIONS

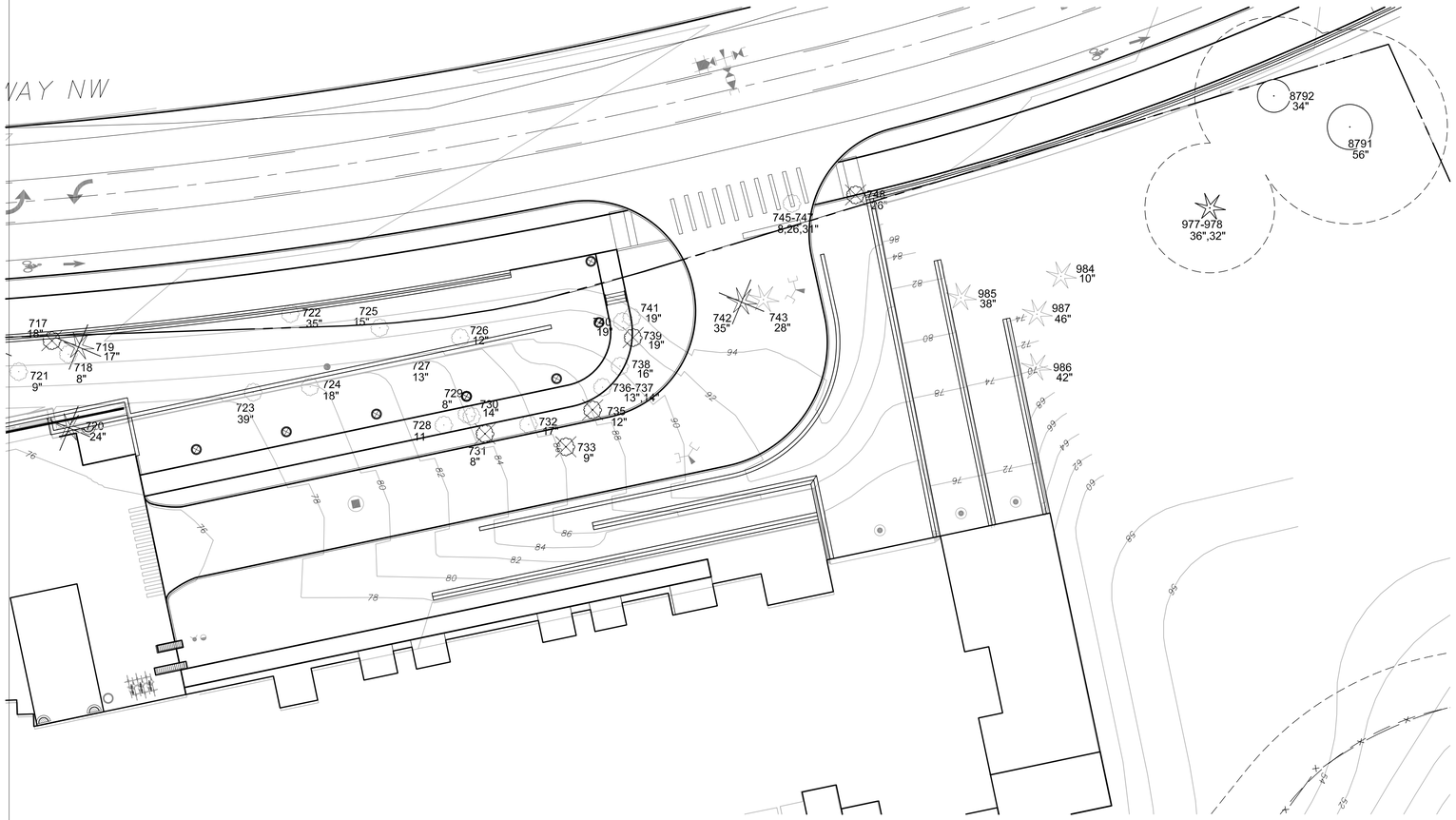
No.	DATE	DESCRIPTION
01	01/15/2016	

SHEET TITLE
TREE PRESERVATION PLAN - ENLARGEMENT 1

SHEET NUMBER
L1.02

ISSUE DATE
10/27/2015

ORIGINAL SHEET SIZE: 34"X22"



1 TREE PRESERVATION PLAN - ENLARGEMENT 2
SCALE: 1"=20'-0"

N 0 10 20 40

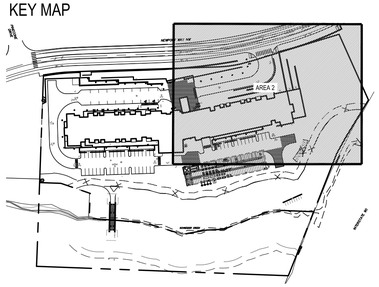
LEGEND

VIABLE TREES TO BE REMOVED

NON-VIABLE TREES TO BE REMOVED

VIABLE TREES TO REMAIN AND PROTECT IN PLACE

KEY MAP



TREES WITHIN PROPERTY BOUNDARY

#	Tree Tag #	Species ID	DBH inches	Adj. DBH inches	Drip-line Radius feet	Health	Defects/Comments	Proposed Action			CRZ/TPZ/LOD Radius in feet				Tree credits	Value
								Viable	Non-viable	Remove	N	W	E	S		
17	717	Bigleaf maple	18	18	14	OK	Typical of species, co-dominant leaders with included bark @ 20' with decay moss and lichen, exposed roots, broken branch's			1	14	14	14	14	18	S
18	718	Red alder	5/6	8	12	Fair	Co-dominant leaders with included bark X 2, lean to east, cavity of decay @ 6'		1		12	12	12	12	8	S
19	719	Pine	17	17	13	OK	Dogleg @ 12' "S" shaped trunk, broken branch's, typical of species, low live crown ratio			1	13	13	13	13	17	S
20	720	Deodora cedar	24	24	16	OK	Column of decay, form 3-5', "S" shaped trunk, girdled by utility wires, asymmetric canopy to east, large wound 1-3' east with sap			1	16	16	16	16	24	S
21	721	Bittercherry	9	9	6	Poor	Large Wound 5', non self-corrected lean to south		1		6	6	6	6	9	S
22	**723**	**Bigleaf maple**	**39**	**39**	**18**	**Fair**	**Typical of species, co-dominant leaders with included bark @ 12 with decay, dead wood, broken branch's, gall**		**1**		**18**	**18**	**18**	**18**	**39**	**L**
23	724	Bigleaf maple	18	18	16	Fair	column of decay west side, wound @ 3.5', typical of species, broken branch's, dead wood		1		16	16	16	16	18	S
24	725	Black locust	15	15	14	Poor	Typical of species, abnormal bark, popping bark, dogleg with decay wound @ 6'		1		14	14	14	14	15	S
25	726	Black locust	12	12	16	Poor	column of decay @ root crown to 12', wound with decay @ 4', carpenter ants, sapsucker		1		16	16	16	16	12	S
26	727	Black locust	13	13	16	Fair	column of decay west side, dogleg 14' with dead leader		1		16	16	16	16	13	S
27	728	Black locust	11	11	12	Poor	column of decay west side, cavity of decay west side		1		12	12	12	12	11	S
28	729	Cascaria	8	8	10	Poor	crack @ 3' with self-corrected lean sap everywhere		1		10	10	10	10	8	S
29	730	Black locust	14	14	16	Poor	Typical of species, column of decay west side, large wound 8-12' with decay		1		16	16	16	16	14	S
30	731	Bigleaf maple	8	8	10	Good	Typical of species, slight lean to East			1	10	10	10	10	8	S
31	732	Bigleaf maple	7/10/12	17	12	Fair	Co-dominant leaders with included bark @ root crown X 3, center dead, asymmetric canopy, previous top loss		1		12	12	12	12	17	S
32	733	Cottonwood	9	9	12	Good	Typical of species			1	12	12	12	12	9	S
33	735	Cottonwood	12	12	17	OK	Typical of species, previous top loss, moss and lichen, vertical crack @ 15'			1	17	17	17	17	12	S
34	736	Cottonwood	13	13	0	Poor	Crack and wound w decay @ 3', failing to east		1		0	0	0	0	13	S
35	737	Cottonwood	14	14	12	Fair	Taps hollow, non self-corrected lean to east, low live crown ratio, dead wood		1		12	12	12	12	14	S
36	738	Cottonwood	13/9	16	12	Poor	Co-dominant leaders with included bark @ root crown X2, sway to east @ 16', probable crack, decay throughout		1		12	12	12	12	16	S
37	739	Cottonwood	19	19	12	OK	Typical of species, previous top loss, dead wood, low live crown ratio			1	12	12	12	12	19	S
38	740	Cottonwood	19	19	14	Fair	Typical of species, asymmetric canopy to west dead top		1		14	14	14	14	19	S
39	741	Cottonwood	19	19	16	Poor	Wound @ 3-6' with decay		1		16	16	16	16	19	S
40	**742**	**Douglas fir**	**35**	**35**	**22**	**Fair**	**Wound @ 3', column of decay, wound @ 3 1.2' west side with sap, abnormal bark, popping bark, sap, wounds from automobile crashes, broken branch's, coning**			**1**	**22**	**22**	**22**	**22**	**35**	**L**
41	743	Douglas fir	28	28	16	Fair	Wound from automobile crashes, unhealed @ 2', bulge, free flowing sap, epicormic branch formation		1		16	16	16	16	28	S
42	744	Bigleaf maple	8	8	12	Poor	Wound on leader @ 12'		1		12	12	12	12	8	S
80	**977**	**Douglas fir**	**36**	**36**	**15**	**Fair**	**Shedding bark, popping bark, carpenter ants, free flowing sap, bulge @ 4', asymmetric canopy to west, taps hollow, previous top loss**		**1**		**15**	**15**	**15**	**15**	**36**	**L**
81	**978**	**Douglas fir**	**32**	**32**	**18**	**Fair**	**Red ring rot @ 12', taps hollow, abnormal bark, shedding bark, popping bark, sap, typical of species, epicormic branch formation**		**1**		**18**	**18**	**18**	**18**	**32**	**L**
76	985	Western red cedar	38	38	16	Poor	Taps hollow, topped, decay carpenter ants, topped with 8 laterals		1		16	16	16	16	38	S
77	**986**	**Western red cedar**	**42**	**42**	**16**	**Poor**	**Topped @ 20', decay, no Leaders**		**1**		**16**	**16**	**16**	**16**	**42**	**L**
78	**987**	**Western red cedar**	**46**	**46**	**18**	**Poor**	**Topped @ 15', 5 laterals, several failed, large wound by automobile crash 3-5' with decay**		**1**		**18**	**18**	**18**	**18**	**46**	**L**
79	984	Western red cedar	10	10	15	Poor	Topped @ 25', 8 laterals, free flowing sap from branch collars, decay		1		15	15	15	15	10	S
89	**8791**	**Bigleaf maple**	**17/9/9/16/18/22/**	**56**	**27**	**OK**	**Co-dominant leaders with included bark, typical of species, dead wood, dead scaffold**	**1**			**27**	**27**	**27**	**27**	**56**	**L**
90	**8792**	**Bigleaf maple**	**30/12/8/7**	**34**	**22**	**OK**	**Saddle shape root crown and trunk, exposed roots, co-dominant leaders with included bark X4, exposed roots**	**1**			**22**	**22**	**22**	**22**	**34**	**L**

TREES IN ROW

#	Tree Tag #	Species ID	DBH inches	Adj. DBH inches	Drip-line Radius feet	Health	Defects/Comments	Proposed Action			CRZ/TPZ/LOD Radius in feet				Tree credits
								Viable	Non-viable	Remove	N	W	E	S	
4	745	Bigleaf maple	6/5	8	0	Poor	Co-dominant leaders with included bark @ 2', crack @ root crown		X		0	0	0	0	8
5	746	Bigleaf maple	16/18/9	26	18	Poor	Co-dominant leaders with included bark @ 3' and root crown large column of decay on west side, dead scaffold, cavity of decay		X		18	18	18	18	26
6	747	Bigleaf maple	12/22/19	31	16	Poor	Co-dominant leaders with included bark @ root crown X3, twisted trunks, hanger, dead wood, broken branch's, poor pruning with decay		X		16	16	16	16	31

ORIGINAL SHEET SIZE: 34"X22"

VIA Architecture | www.via-architecture.com
1809 7th Avenue Ste. 800 Seattle WA 98101
tel 206 284 5624 fax 206 624 5624

CONSULTANT
communita atelier ps
1402 3rd Ave Suite 1000
Seattle WA 98101
(206)327-9056

PROJECT
ISSAQUAH SENIOR SITE
NEWPORT WAY NW, ISSAQUAH, WA 98027
76314

OWNER
THE WOLFF COMPANY

PROFESSIONAL SEAL

DESIGN TEAM:
LF, NH
PRINCIPAL
LF
PROJECT MANAGER
NH
PROJECT ARCHITECT
JB, DO
DRAWN BY
BG, MK
CHECKED BY
NH

DRAWING SET DESCRIPTION
SITE DEVELOPMENT PERMIT

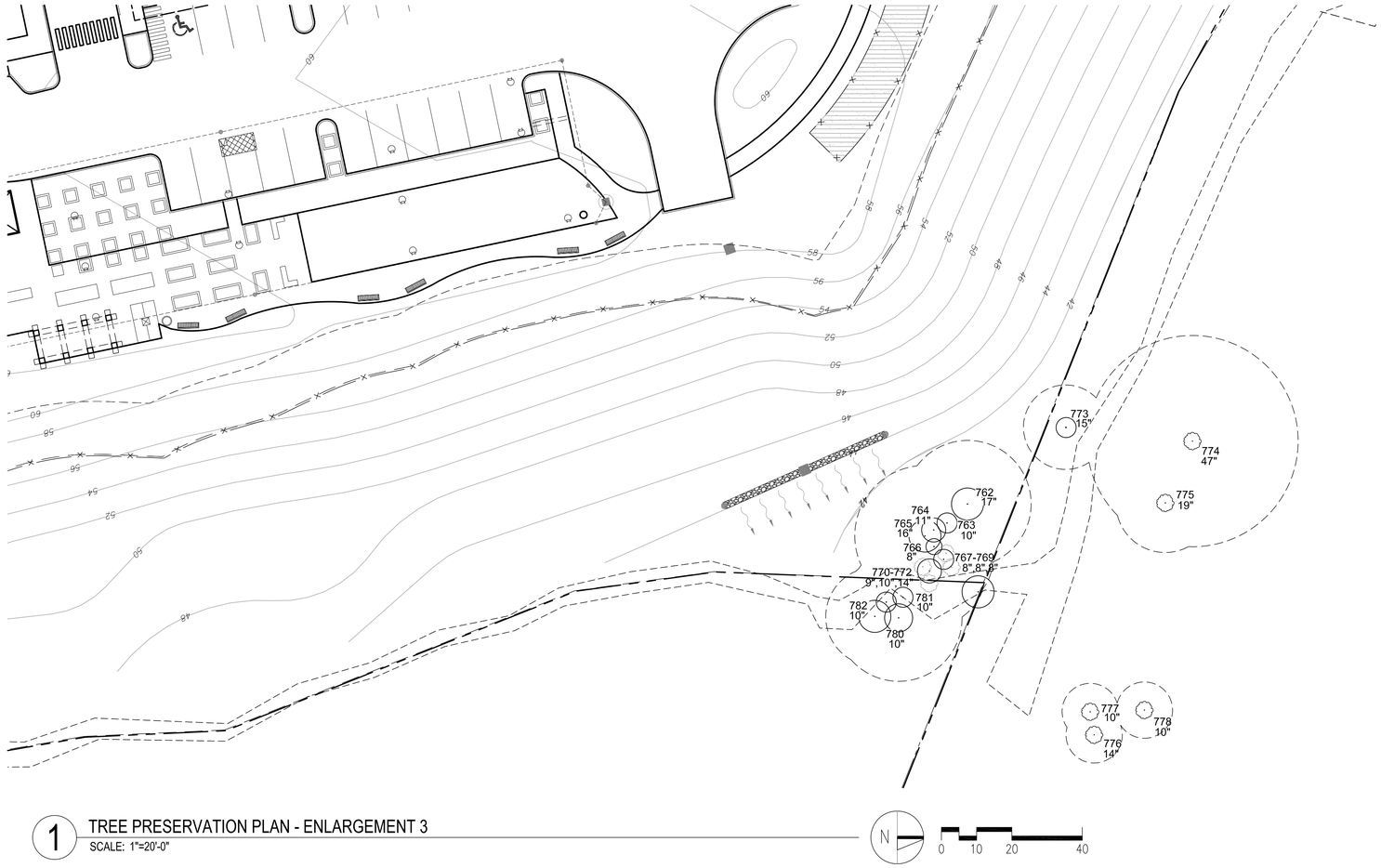
REVISIONS

No.	DATE	DESCRIPTION
01	01/15/2016	

SHEET TITLE
TREE PRESERVATION PLAN - ENLARGEMENT 2

SHEET NUMBER
L1.03

ISSUE DATE
10/27/2015



1 TREE PRESERVATION PLAN - ENLARGEMENT 3
SCALE: 1"=20'-0"

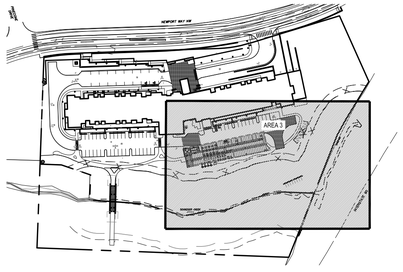
LEGEND

VIABLE TREES TO BE REMOVED

NON-VIABLE TREES TO BE REMOVED

VIABLE TREES TO REMAIN AND PROTECT IN PLACE

KEY MAP



TREES WITHIN PROPERTY BOUNDARY

#	Tree Tag #	Species ID	DBH inches	Adj. DBH inches	Drip-line Radius feet	Health	Defects/Comments	Proposed Action			CRZ/TPZ/LOD Radius in feet				Tree credits	Value
								Viable	Non-viable	Remove	N	W	E	S		
56	762	Red alder	12/12	17	18	OK	Co-dominant leaders with included bark @ root crown, lean to west, oil failure, wounds	1			18	18	18	18	17	s
57	763	Red alder	10	10	16	OK	Lean to west, large wound @ 12' with decay, vertical cracks	1			16	16	16	16	10	s
58	764	Red alder	11	11	18	OK	self-corrected lean to southwest, low live crown ratio, typical of species, moss and lichen, soil failure	1			18	18	18	18	11	s
59	765	Red alder	16	16	20	OK	self-corrected lean to south, exposed roots, broken branch's, soil failure	1			20	20	20	20	16	s
60	766	Red alder	8	8	10	OK	Low live crown ratio, scale, exposed roots	1			10	10	10	10	8	s
61	768	Red alder	8	8	8	OK	Top Dead	1			8	8	8	8	8	s
62	769	Red alder	9	9	14	OK	Self-corrected lean to north, asymmetric canopy to north, typical of species	1			14	14	14	14	9	s
63	770	Red alder	9	9	12	OK	Low live crown ratio, asymmetric canopy to north exposed roots	1			12	12	12	12	9	s
64	771	Red alder	10	10	12	OK	Lean to east, broken branch's, typical of species	1			12	12	12	12	10	s
65	772	Red alder	14	14	16	OK	"S" shaped trunk, previous top loss, torque crack @ 15', asymmetric canopy to south	1			16	16	16	16	14	s
67	780	Red alder	14	14	18	OK	Exposed roots, moss and lichen, typical of species, self-corrected lean	1			18	18	18	18	14	s
68	781	Red alder	9	9	15	OK	Exposed roots, undermined roots, moss and lichen, self-corrected lean, asymmetric canopy to east	1			15	15	15	15	9	s

TREES OUTSIDE OF PROPERTY BOUNDARY

#	Tree Tag #	Species ID	DBH inches	Adj. DBH inches	Drip-line Radius feet	Health	Defects/Comments	Proposed Action			CRZ/TPZ/LOD Radius in feet				Tree credits
								Viable	Non-viable	Remove	N	W	E	S	
2	773	Red alder	12/9	15	12	OK	co-dominant leaders with included bark @ root crown, typical of species	X			12	12	12	12	15
8	774	Cottonwood	30/36	47	30	Fair	Co-dominant leaders with included bark @ root crown, exposed roots, decay northeast, roots, previous top loss, both sides, column of decay at middle of both sides, dead wood, broken branch's		X		30	30	30	30	47
9	775	Cottonwood	19	19	14	Fair	"S" shaped trunk, exposed roots, dogleg, previous top loss, epicormic branch formation, asymmetric canopy to northeast, wound @ root crown		X		14	14	14	14	19
10	776	Cascaria	10/7/6	14	15	Poor	Typical of species, decay throughout		X		15	15	15	15	14
11	777	Red alder	10	10	12	Poor	Exposed roots, decay @ root crown, non-self-corrected lean to north, previous top loss		X		12	12	12	12	10
12	778	Cascaria	10	10	14	Poor	Typical of species, decay throughout, very wet soil, previous failures		X		14	14	14	14	10

VIA
VIA Architecture | www.via-architecture.com
1809 7th Avenue Ste. 800 Seattle WA 98101
tel 206 284 5624 fax 206 624 5624

CONSULTANT
communita atelier ps
1402 3rd Ave Suite 1000
Seattle WA 98101
(206)327-9056

PROJECT
ISSAQUAH SENIOR SITE
NEWPORT WAY NW, ISSAQUAH, WA 98027
76314

OWNER
THE WOLFF COMPANY

PROFESSIONAL SEAL

DESIGN TEAM:
LF, NH
PRINCIPAL
LF
PROJECT MANAGER
NH
PROJECT ARCHITECT
JB, DO
DRAWN BY
BG, MK
CHECKED BY
NH

DRAWING SET DESCRIPTION
SITE DEVELOPMENT PERMIT

REVISIONS

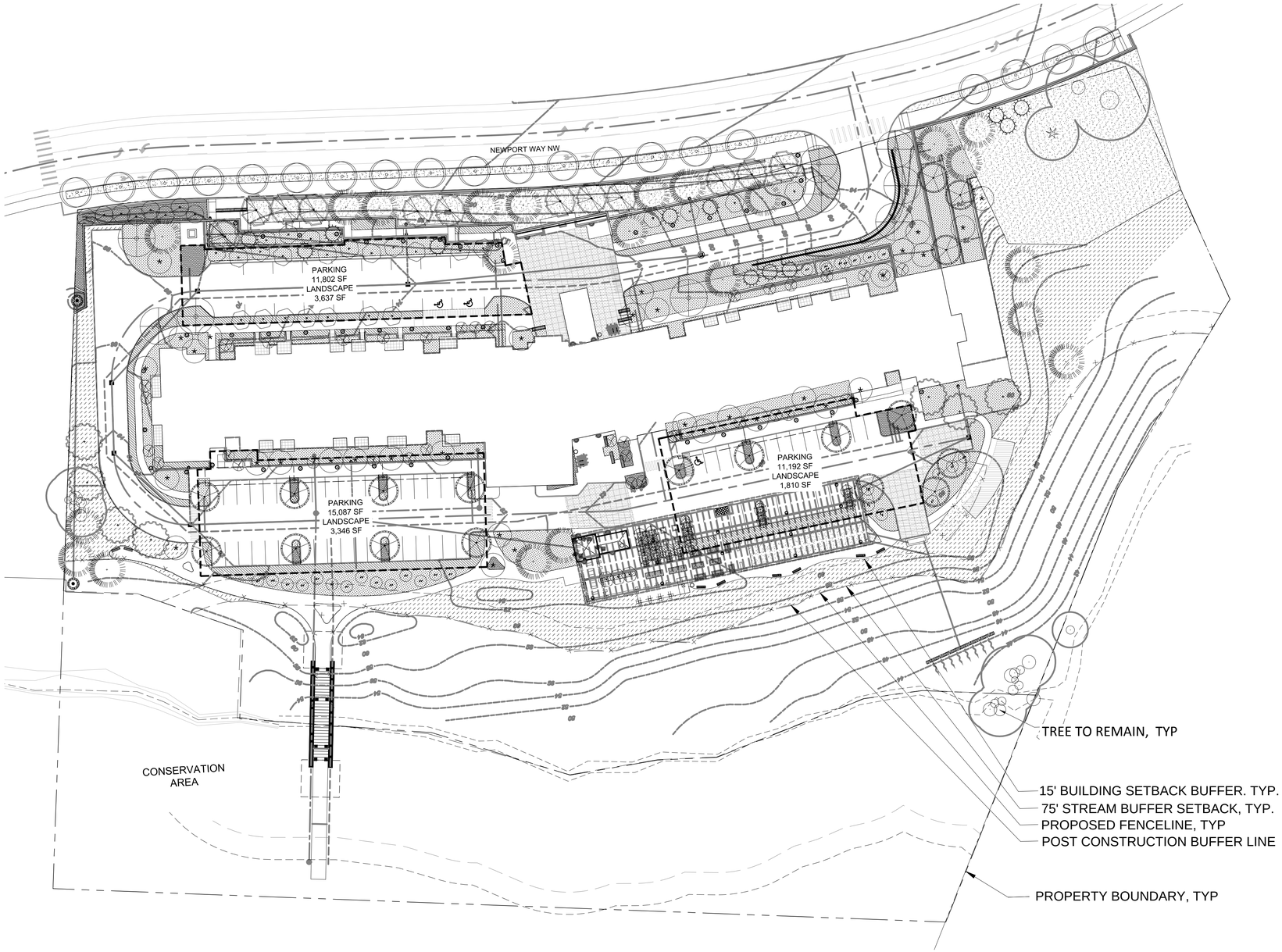
No.	DATE	DESCRIPTION
01	01/15/2016	

SHEET TITLE
TREE PRESERVATION PLAN - ENLARGEMENT 3

SHEET NUMBER
L1.04

ISSUE DATE
10/27/2015

ORIGINAL SHEET SIZE: 34"x22"



1 OVERALL LANDSCAPE PLAN
SCALE: 1"=40'-0"

N

0 20 40 80

LEGEND

ENTRY LOOP STREET TREES

NEWPORT WAY 'NW NATIVE EDGE' TREES

NEWPORT WAY STREET TREES

ORCHARD TREES

PARKING AREA TREES

ACCENT / PATIO TREES

LARGE EVERGREEN / DECIDUOUS SHRUBS

NOTES:
1.SEE TREE PRESERVATION PLANS FOR SPECIFICS OF TREES TO REMAIN.

2. SEE ARBORIST REPORT FOR FULL TREE PRESERVATION PLAN INCLUDING TREE PROTECTION FENCING, ASSUMPTIONS, AND METHODOLOGY .

3. SEE CIVIL FOR GRADING AND UTILITIES, FIRE ACCESS, CIRCULATION, FIRELANE WIDTH AND LOCATION

4. SEE STREET TREE TYPOLOGIES/ TREE TYPE SHEET FOR FURTHER INFORMATION ON TREE SPECIES.

5. SEE L1.11 FOR PRELIMINARY PLANT SCHEDULE.

6. FOR SITE AMENITIES, PAVING TREATMENT AND LIGHTING, SEE SHEET L1.12.

7. ALL RETAINING WALLS WILL MEET CITY OF ISSAQUAH REQUIREMENTS FOR SCREENING, VEGETATION AND GUARDRAIL PROTECTION.

PARKING SUMMARY:
TOTAL PARKING AREAS = 38,081 SF
TOTAL LANDSCAPE AREAS = 8,793 SF
(23% OF TOTAL PARKING AREA)
(*NUMBERS ARE APPROX.)

ORIGINAL SHEET SIZE: 34"X22"

VIA Architecture | www.via-architecture.com
1809 7th Avenue Ste. 800 Seattle WA 98101
tel 206 284 5624 fax 206 624 5624

CONSULTANT
communita
atelier ps
1402 3rd Ave Suite 1000
Seattle WA 98101
(206)327-9056

PROJECT
ISSAQUAH SENIOR SITE
NEWPORT WAY NW, ISSAQUAH, WA 98027
76314

OWNER
THE WOLFF COMPANY

PROFESSIONAL SEAL

DESIGN TEAM:
LF, NH
PRINCIPAL
LF
PROJECT MANAGER
NH
PROJECT ARCHITECT
JB, DO
DRAWN BY
BG, MK
CHECKED BY
NH

DRAWING SET DESCRIPTION
SITE DEVELOPMENT PERMIT

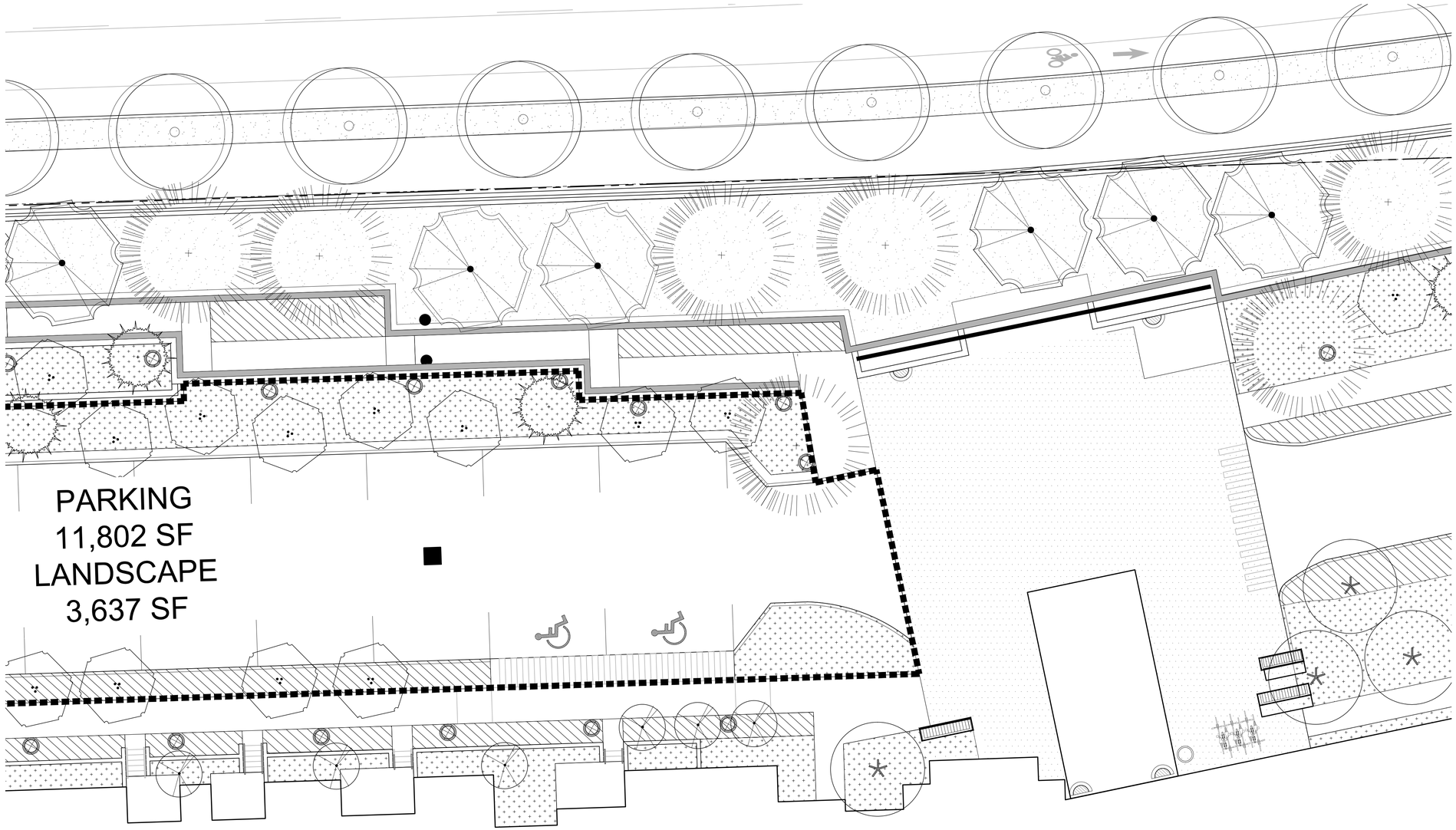
REVISIONS

No.	DATE	DESCRIPTION
01	01/15/2016	

SHEET TITLE
OVERALL LANDSCAPE PLAN

SHEET NUMBER
L1.05

ISSUE DATE
10/27/2015



1 LANDSCAPE PLAN - ENLARGEMENT 1
SCALE: 1"=20'-0"

N 0 10 20 40

NOTES:
1.SEE ARBORIST REPORT FOR FULL TREE PRESERVATION PLAN INCLUDING TREE PROTECTION FENCING, ASSUMPTIONS, AND METHODOLOGY .

2. SEE CIVIL FOR GRADING AND UTILITIES, FIRE ACCESS, CIRCULATION, FIRELANE WIDTH AND LOCATION. FOR COMPLETE WALL INFORMATION, SEE CIVIL GRADING PLANS.

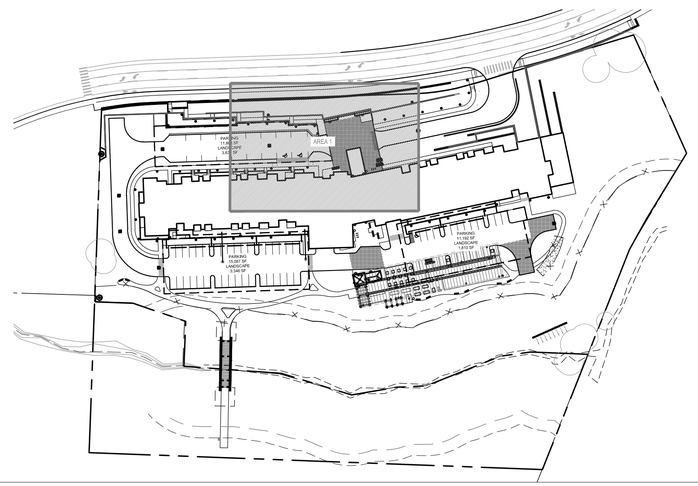
3. SEE STREET TREE TYPOLOGIES/ TREE TYPE SHEET FOR FURTHER INFORMATION ON TREE SPECIES.

4. SEE L1.11 FOR PRELIMINARY PLANT SCHEDULE.

5. ALL RETAINING WALLS WILL MEET CITY OF ISSAQUAH REQUIREMENTS FOR SCREENING, VEGETATION AND GUARDRAIL PROTECTION.

LEGEND

- ENTRY LOOP STREET TREES
- NEWPORT WAY 'NW NATIVE EDGE' TREES
- NEWPORT WAY STREET TREES
- ORCHARD TREES
- PARKING AREA TREES
- ACCENT / PATIO TREES
- LARGE EVERGREEN / DECIDUOUS SHRUBS
- SHRUB, ORNAMENTAL GRASSES, PERENNIAL MIX
- EVERGREEN SHRUBS 36" TALL APPROXIMATELY
- GROUNDCOVER, ORNAMENTAL GRASS, PERENNIAL MIX
- NATIVE AND DROUGHT TOLERANT PLANTING, COORDINATED W/ RESTORATION PLANTING
- SEEDED LAWN OR MEADOW



ORIGINAL SHEET SIZE: 34"X22"

VIA Architecture | www.via-architecture.com
1809 7th Avenue Ste. 800 Seattle WA 98101
tel 206 284 5624 fax 206 624 5624

CONSULTANT
communita atelier ps
1402 3rd Ave Suite 1000
Seattle WA 98101
(206)327-9056

PROJECT
ISSAQUAH SENIOR SITE
NEWPORT WAY NW, ISSAQUAH, WA 98027
76314

OWNER
THE WOLFF COMPANY

PROFESSIONAL SEAL

DESIGN TEAM:
LF, NH
PRINCIPAL
LF
PROJECT MANAGER
NH
PROJECT ARCHITECT
JB, DO
DRAWN BY
BG, MK
CHECKED BY
NH

DRAWING SET DESCRIPTION
SITE DEVELOPMENT PERMIT

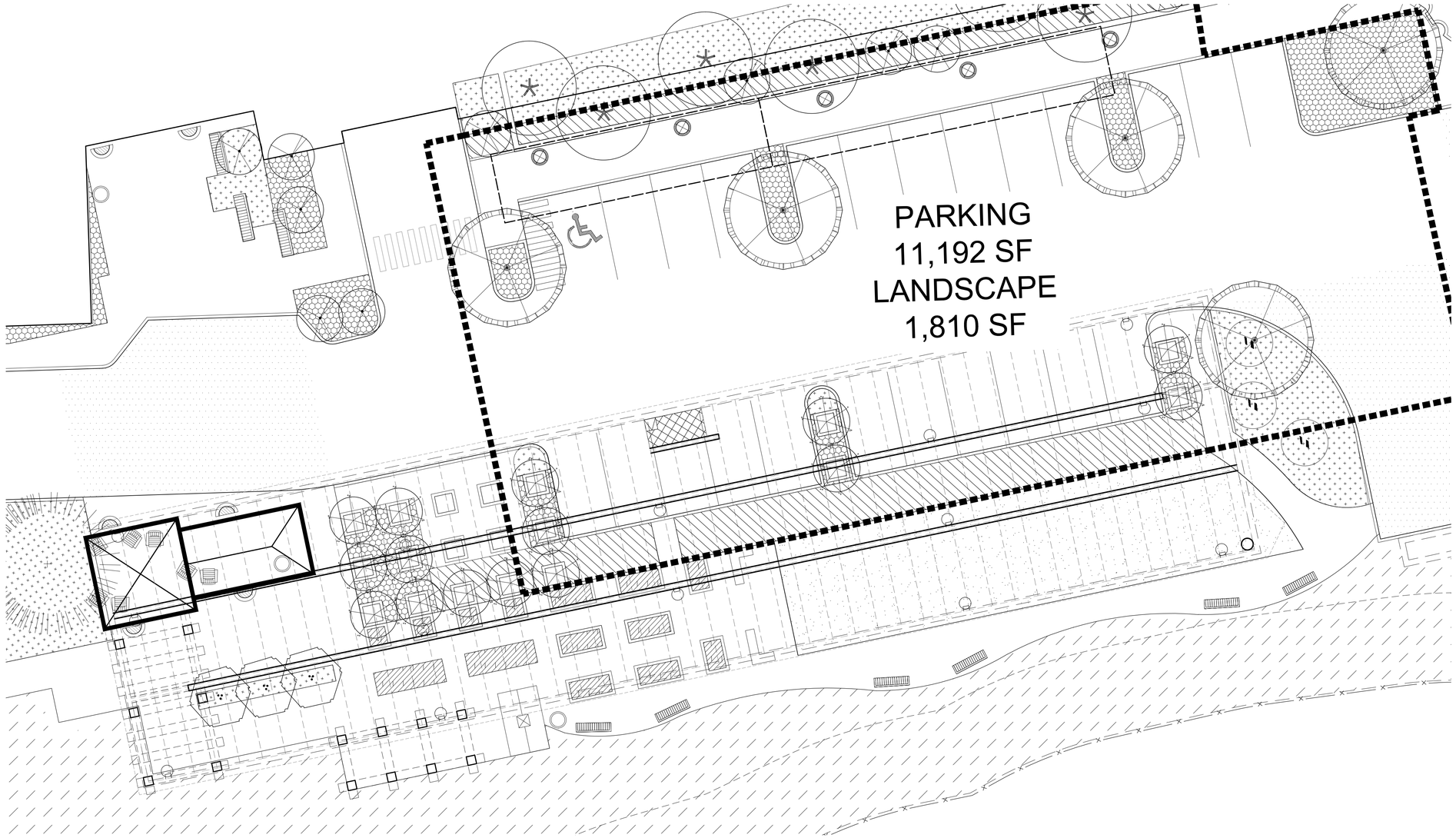
REVISIONS

No.	DATE	DESCRIPTION
01	01/15/2016	

SHEET TITLE
LANDSCAPE PLAN - ENLARGEMENT 1

SHEET NUMBER
L1.06

ISSUE DATE
10/27/2015



NOTES:

1.SEE ARBORIST REPORT FOR FULL TREE PRESERVATION PLAN INCLUDING TREE PROTECTION FENCING, ASSUMPTIONS, AND METHODOLOGY .

2. SEE CIVIL FOR GRADING AND UTILITIES, FIRE ACCESS, CIRCULATION, FIRELANE WIDTH AND LOCATION. FOR COMPLETE WALL INFORMATION, SEE CIVIL GRADING PLANS.

3. SEE STREET TREE TYPOLOGIES/ TREE TYPE SHEET FOR FURTHER INFORMATION ON TREE SPECIES.

4. SEE L1.11 FOR PRELIMINARY PLANT SCHEDULE.

5. ALL RETAINING WALLS WILL MEET CITY OF ISSAQUAH REQUIREMENTS FOR SCREENING, VEGETATION AND GUARDRAIL PROTECTION.

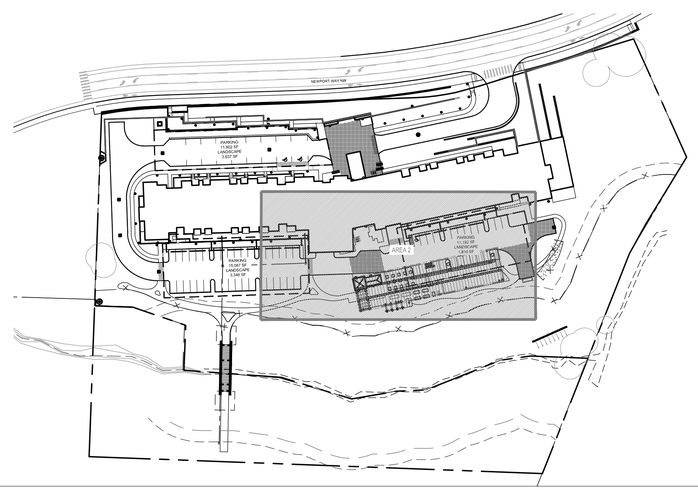
1 LANDSCAPE PLAN - ENLARGEMENT 2

SCALE: 1"=20'-0"

N 0 10 20 40

LEGEND

- ENTRY LOOP STREET TREES
- NEWPORT WAY 'NW NATIVE EDGE' TREES
- NEWPORT WAY STREET TREES
- ORCHARD TREES
- PARKING AREA TREES
- ACCENT / PATIO TREES
- LARGE EVERGREEN / DECIDUOUS SHRUBS
- SHRUB, ORNAMENTAL GRASSES, PERENNIAL MIX
- EVERGREEN SHRUBS 36" TALL APPROXIMATELY
- GROUNDCOVER, ORNAMENTAL GRASS, PERENNIAL MIX
- NATIVE AND DROUGHT TOLERANT PLANTING, COORDINATED W/ RESTORATION PLANTING
- SEEDED LAWN OR MEADOW



ORIGINAL SHEET SIZE: 34"X22"

VIA Architecture | www.via-architecture.com
1809 7th Avenue Ste. 800 Seattle WA 98101
tel 206 284 5624 fax 206 624 5624

CONSULTANT
communita
atelier ps
1402 3rd Ave Suite 1000
Seattle WA 98101
(206)327-9056

PROJECT
ISSAQUAH SENIOR SITE

NEWPORT WAY NW, ISSAQUAH, WA 98027

76314

OWNER
THE WOLFF COMPANY

PROFESSIONAL SEAL

DESIGN TEAM:
LF, NH
PRINCIPAL
LF
PROJECT MANAGER
NH
PROJECT ARCHITECT
JB, DO
DRAWN BY
BG, MK
CHECKED BY
NH

DRAWING SET DESCRIPTION
SITE DEVELOPMENT PERMIT

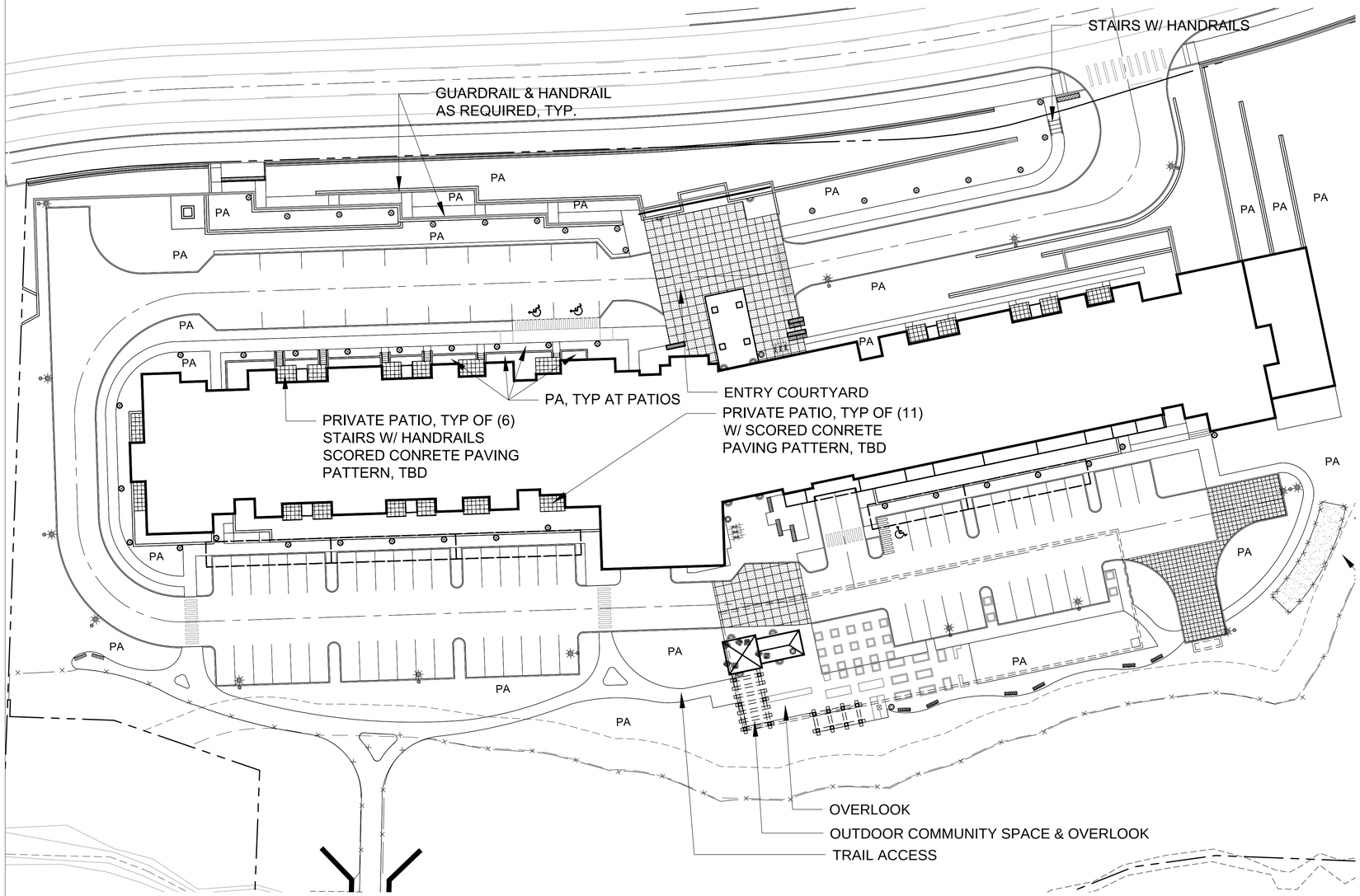
REVISIONS

No.	DATE	DESCRIPTION
01	01/15/2016	

SHEET TITLE
LANDSCAPE PLAN - ENLARGEMENT 2

SHEET NUMBER
L1.07

ISSUE DATE
10/27/2015



1 LIGHTING & AMENITIES
SCALE: 1"=30'-0"

N

0 20 40 80
SCALE: 1"=40'-0"

LEGEND

- PARKING/POLE LIGHTS
- BOLLARD OR WALL LIGHTS
- LIGHTS MOUNTED TO STRUCTURE
- GARBAGE RECEPTACLE
- FEATURE WALL
- DOG RUN
- BENCH
- CIP BENCH
- BIKE PARKING
- MOVABLE CHAIRS
- ENTRANCE SIGN
- SPECIAL PAVING TYPE 1: FINISH:FIRE TRUCK RATED PAVERS OR CIP CONCRETE LIGHT BROOM FINISH, W/ INTEGRAL COLOR HARDENER & SAW CUT JOINTS
- SPECIAL PAVING TYPE 2: FINISH: FIRE TRUCK RATED STAMPED CONCRETE

NOTES:

1. ENTRY COURTYARD:
A. FEATURE WALL WILL BE A FOCAL POINT AT MAIN ENTRY.
B. PEDESTRIAN ACCESS TO NW NEWPORT WAY.
C. SEATING AT LOW SEAT WALLS PROVIDES GATHERING AND WAITING OPPORTUNITIES AT PEDESTRIAN DROP OFF AND CROSSING.

2. OUTDOOR COMMUNITY SPACE & OVERLOOK:
A. PATIO AND OVERHEAD TRELLIS FOR GATHERING IN SHADE AND SUN.
B. VARIED SEATING OPTIONS AT LOW SEAT WALL AND MOVABLE CHAIRS AND TABLES.
C. INTERPRETATIVE SIGNAGE.
D. DIRECT ACCESS TO THE TRAIL
E. RESIDENT COMMUNITY GARDENS WITH RAISED AND GROUND LEVEL PLANTERS FOR GROWING EDIBLES.

3. TRAIL PATH: STABILIZED CRUSHED ROCK SURFACING WITH METAL EDGING.

4. SEE PEDESTRIAN CIRCULATION PLAN FOR PEDESTRIAN ACCESS SEE SHEET L1.14.

5. SEE CIVIL FOR GRADING AND UTILITIES, FIRE ACCESS, CIRCULATION, FIRELANE WIDTH AND LOCATION

6. SEE TREE TYPES & LOCATIONS SHEETS FOR FURTHER INFORMATION ON TREE SPECIES.

8. SEE L1.11 FOR PRELIMINARY PLANT SCHEDULE.

7. ALL RETAINING WALLS WILL MEET CITY OF ISSAQUAH REQUIREMENTS FOR SCREENING, VEGETATION AND GUARDRAIL PROTECTION.

8. PEDESTRIAN SIDEWALKS: LIGHT BROOM FINISH, JOINTING PATTERN TO MEET CITY OF ISSAQUAH REQUIREMENTS, SPECIFIC JOINTING TBD.

ORIGINAL SHEET SIZE: 34"X22"

VIA Architecture | www.via-architecture.com
1809 7th Avenue Ste. 800 Seattle WA 98101
tel 206 284 5624 fax 206 624 5624

CONSULTANT
communita
atelier ps
1402 3rd Ave Suite 1000
Seattle WA 98101
(206)327-9056

PROJECT
ISSAQUAH SENIOR SITE
NEWPORT WAY NW, ISSAQUAH, WA 98027
76314

OWNER
THE WOLFF COMPANY

PROFESSIONAL SEAL

DESIGN TEAM:
LF, NH
PRINCIPAL
LF
PROJECT MANAGER
NH
PROJECT ARCHITECT
JB, DO
DRAWN BY
BG, MK
CHECKED BY
NH

DRAWING SET DESCRIPTION
SITE DEVELOPMENT PERMIT

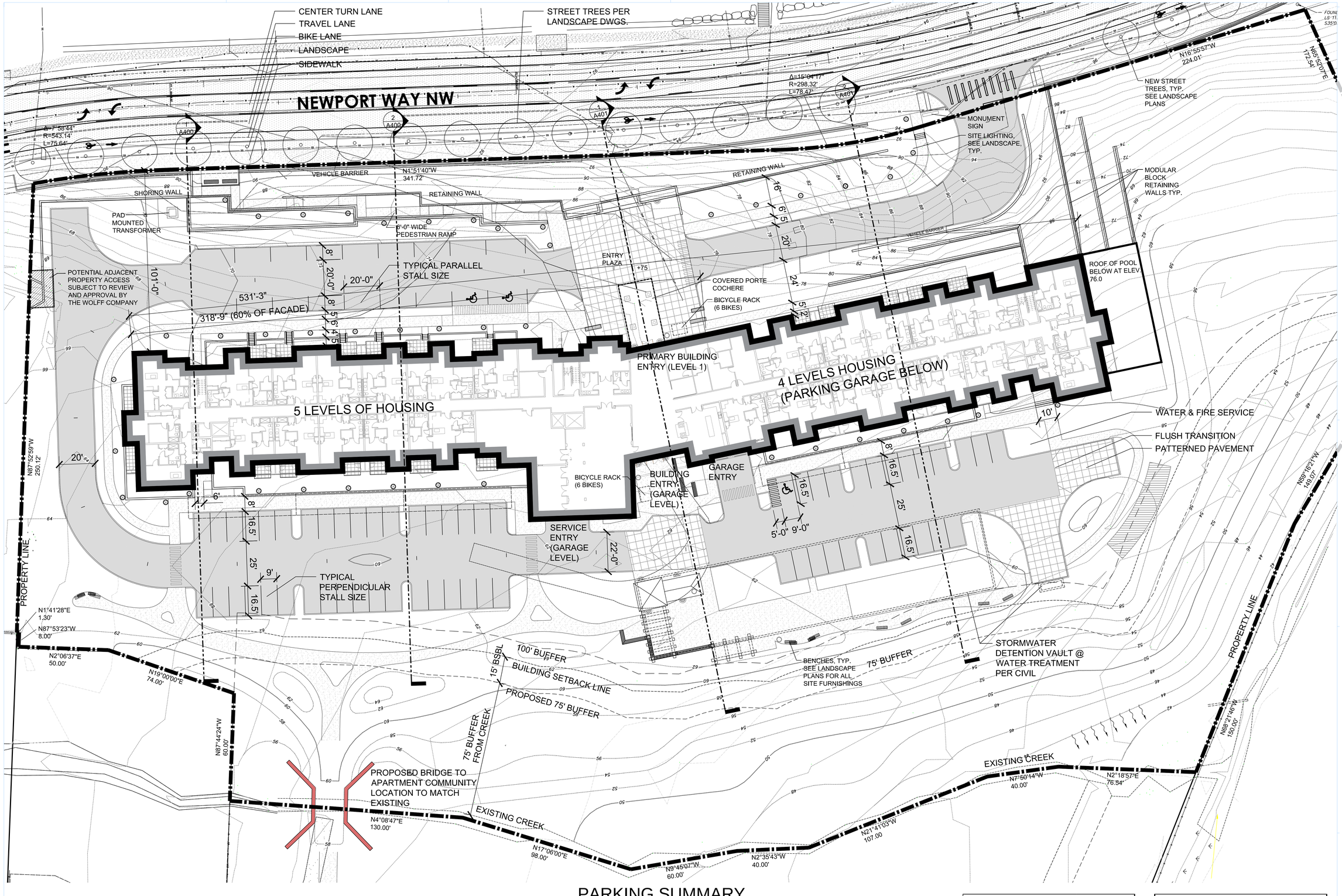
REVISIONS

No.	DATE	DESCRIPTION
01	01/15/2016	

SHEET TITLE
OVERALL SITE PLAN
LIGHTING & AMENITIES

SHEET NUMBER
L1.12

ISSUE DATE
10/27/2015



ARCHITECTURAL SITE PLAN

1" = 20'-0"

PARKING SUMMARY

MOTORCYCLE PARKING REQUIRED	
PER CIDDS 8.12.A: 1 PER 36 VEHICLE SPACES REQUIRED FOR RESIDENTIAL USE	
MOTORCYCLE PARKING REQ'D: 105/36 =	3

MOTORCYCLE PARKING PROVIDED	
STRUCTURED PARKING: 3	
TOTAL MOTORCYCLE PARKING PROVIDED	3

AUTOMOBILE PARKING REQUIRED		
PER CIDDS TABLE 8.10-1: SENIOR HOUSING = 0.5 SPACES PER UNIT + 1 SPACE PER EMPLOYEE		
UNITS:		
146 UNITS X 0.5 =	73	
EMPLOYEES (AT PEAK TIMES):		
ADMIN:	8	
FOOD SERVICE:	16	
DRIVER:	1	
HOUSEKEEPING:	5	
MAINTENANCE:	2	
TOTAL EMPLOYEES =	32	
TOTAL AUTO PARKING REQ'D: 73+32 =		105

AUTOMOBILE PARKING PROVIDED		
SURFACE PARKING:		
STANDARD	75	
ACCESSIBLE: *	2	
VAN ACCESSIBLE: *	1	
TOTAL SURFACE PARKING:	78	
STRUCTURED PARKING:		
STANDARD:	31	
VAN ACCESSIBLE: *	1	
TOTAL STRUCTURED PARKING	32	
TOTAL AUTO PARKING PROVIDED:		110

* PER WA-IBC 1106.2, THE TOTAL ACCESSIBLE PARKING SPACES REQUIRED = 2%

PARKING SPACE SIZES	
STANDARD SPACES:	9'-0" X 18'-6"
COMPACT SPACES:	8'-0" X 16'-0"
ACCESSIBLE SPACES: *	13'-0" X 18'-6"
VAN ACCESSIBLE SPACES: *	16'-0" X 18'-6"

*DIMENSION INCLUDES 60" ACCESS AISLE

BICYCLE PARKING REQUIRED		
PER CIDDS TABLE 8.11-1: MULTIFAMILY = 0.15 SPACES PER BEDROOM		
1 BEDROOM UNITS: 92 (x1) =	92	
2 BEDROOM UNITS: 54 (x2) =	108	
TOTAL BEDROOMS =	200	
TOTAL BIKE PARKING REQ'D: 200x0.15 =		30

BICYCLE PARKING PROVIDED		
UPPER ENTRY (EXTERIOR)	6	
LOWER ENTRY (EXTERIOR)	6	
PARKING GARAGE (INTERIOR)	18	
TOTAL BIKE PARKING PROVIDED:		30

CONSULTANT

PROJECT

Issaquah Gateway Senior Housing

Newport Way, Issaquah, WA

OWNER

THE WOLFF COMPANY
Since 1949

URBAN EVOLUTION

PROFESSIONAL SEAL

7888 REGISTERED ARCHITECT
STATE OF WASHINGTON

DESIGN TEAM

XX
PRINCIPAL
XX
PROJECT MANAGER
XX
PROJECT ARCHITECT
Author
DRAWN BY
Checker
CHECKED BY

DRAWING SET DESCRIPTION

PROGRESS SET - 25% DESIGN DEVELOPMENT

REVISIONS

No.	DATE	DESCRIPTION
	1.15.2016	REVISION 1

SHEET TITLE

ARCHITECTURAL SITE PLAN

SHEET NUMBER

A0100

ISSUE DATE

01/11/2016